

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, September 17, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2025. [All Wards]
2. Public Hearing on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]
2. Second Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

3. Resolution approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001). [Adjacent to Ward 1]
  4. Resolution authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor. [Wards 1 & 3]
  5. Resolution approving an amendment to the North Urban Renewal Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]
  6. Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8]
- X. Motion recommending discussion or consent for Community Development items

#### PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

#### XI. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road. [Ward 8]
2. First Consideration: Ordinance amending Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Central Park Avenue from Fairmount Street to Emeis Park Drive. [Ward 1]
3. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled)**: East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

#### **\*REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA\***

Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure**: South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]



Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]

Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]

Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]

4. Motion approving noise variance requests on the listed dates and times for outdoor events.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

**\*REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA\***

Davenport Community School District; North High School Homecoming Parade; see attached parade route; 5:00 p.m. - 6:30 p.m. Thursday, September 25, 2025; Outdoor music/band, over 50 dBA. [Wards 7 & 8]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 12:00 p.m. - 3:00 p.m. Sunday, October 5, 2025; Outdoor music, over 50 dBA. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; Outdoor

music/band, over 50 dBA. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 11, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

**Ward 3**

FRIENDS of the Davenport Library (FRIENDS of the Davenport Library) – 321 Main Street – Temporary Event September 27 – License Type: Special Class C Beer/Wine (On-Premises)

The Wandering Crowd (The Wandering Crowd, LLC) – 101 West River Drive – Temporary Outdoor Event October 4th – License Type: Class C Liquor (On-Premises)

**Ward 6**

Board & Brush Creative Studio – Quad Cities (Exline Signs and Things, LLC) – 5169 Utica Ridge Road – New License – License Type: Special Class C Beer/Wine (On-Premises)

B. Annual license renewals (with outdoor area as noted):

**Ward 1**

Holy Name Society (St Alphonsus Church of Davenport, Iowa) - 2618 Boies Avenue - Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

**Ward 3**

Raw Bar (RawBar) - 136 East 3rd Street Unit A - Outdoor Area - License Type: Class C Liquor (On-Premises)

**Ward 4**

Rio Grande Mexican Restaurant Y Cantina, LLC (Rio Grande Mexican Restaurant Y Cantina, LLC) - 1414 West Locust Street - License Type: Class C Liquor (On-Premises)

**Ward 6**

Pho Fusion, LLC (Pho Fusion, LLC) - 5266 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

XII. Motion recommending discussion or consent for Public Safety items

## PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

### XIII. PUBLIC WORKS

1. Resolution accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062. [Ward 1]
2. Resolution accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$111,354.77, CIP #35061. [Ward 1]
3. Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]
5. Resolution authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. [Ward 6]

XIV. Motion recommending discussion or consent for Public Works items

## FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

### XV. FINANCE

1. Resolution approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time when an Interim City Administrator is appointed. [All Wards]
2. Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary. [All Wards]
3. Resolution authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project. [Ward 1]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED AUGUST 16-31, 2025 (For Information Only)

1. Mississippi Valley Fair Inc | FY 2026 fair security support | Amount: \$10,000
2. WHKS & Co | 2025 bridge inspections | Amount: \$10,952.56
3. First Arriving LLC | PD recruitment | Amount: \$12,000
4. MityLite, Inc | 6' tables for RiverCenter (qty: 40) | Amount: \$12,000
5. Tyler Technologies Inc | annual Munis/Tyler support and update licensing | Amount: \$16,170
6. Labworks LLC | annual maintenance and support | Amount: \$16,170
7. Scott County Treasurer | property taxes for multiple locations | Amount: \$16,388
8. Clarey's Safety Equip Inc | gas monitors | Amount: \$16,736
9. Thomas Bus Sales Inc | tilt trailer for Sewers Division | Amount: \$19,646
10. Vicki L Cutforth Inc | Toro zero turn mower (qty: 2) | Amount: \$31,956
11. Dell Marketing LP | Dell desktop computers | Amount: \$34,151.50
12. Clarey's Safety Equip Inc | 2-year service plan renewal | Amount: \$34,200
13. Kunau Implement | Kubota utility tractor for Golf | Amount: \$34,584.55
14. RACOM Corporation | USDD maintenance and support renewal | Amount: \$36,100
15. Rehrig Pacific Company | 95-gallon garbage carts | Amount: \$39,538.38
16. Scott County Treasurer | property taxes Parcel L0021-01 | Amount: \$40,624

#### XVIII. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to vote on the listed items.
2. Resolution approving a street, lane, or public ground closure request on the listed date and time for an outdoor event.

Davenport Community School District; Central High School Homecoming Parade; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled):** East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

3. Motion approving a noise variance request on the listed date and time for an outdoor event.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

#### XIX. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight.

Please state your name and ward for the record. There is a five (5) minute time limit. Please

end your comments promptly.

XX. Final Comments from Council Members and the Mayor

XXI. Adjourn

City of Davenport

Department: Community & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**9/17/2025**

Subject:

Public Hearing on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2025. [All Wards]

Recommendation:

Hold the Hearing.

Background:

At the conclusion of each program year, the Department of Housing and Urban Development (HUD) requires a public hearing to provide citizens an opportunity to comment on the performance and accomplishments of the activities funded by the Community Development Block Grant Program and the HOME Investment Partnerships Program. The report also provides information on the efforts of other entities to address the needs identified in the City's Consolidated Plan. From September 2, 2025 to September 16, 2025, a draft of the annual Performance Report is attached and was available for review in the Community & Economic Development Department, all three branches of the Davenport Public Library, and on the City's website at <https://bit.ly/3I4YP1e>.

Attached is the year-end summary report listing the activities funded through the CDBG program, the dollars spent, and the number of program beneficiaries.

Attachments:

1. CDBG YR 50 - Year End Summary Report
2. Performance Report (Draft)

# Year 50 CDBG Year End Report (July 1, 2024 – June 30, 2025)

|                                                           |                                                                                                                                                 |                                        |             |              | BENEFICIARY DATA                               |              |          |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------|--------------|------------------------------------------------|--------------|----------|
|                                                           |                                                                                                                                                 |                                        |             |              | (H) Number of Households (P) Number of Persons |              |          |
| AGENCY                                                    | PURPOSE/SERVICES                                                                                                                                | PROGRAM                                | CDBG BUDGET | YTD EXPENDED | No. Proposed                                   | No. Assisted | Low/ Mod |
| <b>PUBLIC SERVICES:</b>                                   |                                                                                                                                                 |                                        |             |              |                                                |              |          |
| BIG BROTHERS/<br>BIG SISTERS                              | Provides adult mentoring for children                                                                                                           | ADULT MENTORING                        | \$31,572    | \$31,572     | 226 (P)                                        | 59           | 56       |
| BOYS AND GIRLS CLUB                                       | Provides recreation, education, cultural arts and leadership Programs at one Davenport site                                                     | YOUTH PROGRAM                          | \$6,540     | \$6,540      | 55 (P)                                         | 22           | 21       |
| CASI                                                      | Provides senior advocates, case management, and supportive services for low and moderate income seniors                                         | SENIOR ADVOCACY PROGRAM                | \$24,682    | \$24,682     | 1,500(P)                                       | 400          | 397      |
| FAMILY RESOURCES                                          | Provides services to survivors of domestic And sexual abuse, juvenile justice, Behavioral health, education programs And child welfare programs | DOMESTIC VIOLENCE ADVOCACY AND SHELTER | \$27,432    | \$27,432     | 325 (P)                                        | 127          | 119      |
| FRIENDLY HOUSE                                            | Provides programs and services for residents pre-school through adult including day care, educational, recreational and food programs           | YEAR ROUND YOUTH SERVICES              | \$33,824    | \$33,824     | 65 (P)                                         | 71           | 64       |
| HUMILITY OF MARY SHELTER d/b/a HUMILITY HOME AND SERVICES | Support for housing and services for homeless individuals, primarily emergency housing with a path to transitional units                        | HOMELESS SERVICE                       | \$30,676    | \$30,676     | 350 (P)                                        | 224          | 224      |
| IOWA LEGAL AID                                            | Legal advocacy for rental eviction court for low And moderate income households                                                                 | LEGAL SERVICES                         | \$26,057    | \$22,197     | 230 (P)                                        | 193          | 192      |
| PROJECT RENEWAL                                           | Provides after school program with social, recreational, educational activities                                                                 | YOUTH PROGRAM                          | \$35,205    | \$35,205     | 55 (P)                                         | 61           | 55       |
| SALVATION ARMY HOMELESS PREVENTION                        | Preventing homelessness by providing housing referral and emergency assistance to keep Participants housed or rapidly rehouse them.             | EMERGENCY SHELTER                      | \$29,473    | \$29,473     | 250 (P)                                        | 143          | 143      |
| VERA FRENCH COMMUNITY MENTAL HEALTH                       | Provides supportive services to Vera French Housing Corporation tenants                                                                         | TENANT SUPPORT SERVICES                | \$28,539    | \$28,539     | 42 (P)                                         | 64           | 64       |

Year 50 CDBG Year End Report (July 1, 2024 – June 30, 2025)

| AGENCY                             | PURPOSE/SERVICES                                                                                                                                                                                  | PROGRAM                                                                                                                                                                                                                                               | CDBG BUDGET                                                                     | YTD EXPENDED | No. Proposed                                              | No. Assisted                                                                                  | Low/ Mod                                                                                 |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>CDBG ADMINISTRATION:</b>        |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                       |                                                                                 |              |                                                           |                                                                                               |                                                                                          |
| COMMUNITY AND ECONOMIC DEVELOPMENT | Coordinates, administers, monitors CDBG program with HUD and sub- recipients; prepares reports and plans required by HUD                                                                          | Separate accomplishments are not required for administrative activities by HUD. Number assisted represents the total number assisted (persons and households) by non-profits and city programs funded, in part, through the CDBG entitlement program. | \$328,002                                                                       | \$210,795    |                                                           | 1,420 Davenport individuals and households served by subrecipient agencies and city projects. | 1,389 of those served by city projects and/or subrecipient agencies were low/mod (97.8%) |
| <b>ECONOMIC DEVELOPMENT:</b>       |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                       |                                                                                 |              |                                                           |                                                                                               |                                                                                          |
| OFFICE OF ECONOMIC DEVELOPMENT     | Create and retain jobs; provide loans, loan guarantees and grants to support economic development projects; alleviate slum and blighted conditions                                                | ECONOMIC DEVELOPMENT FUND                                                                                                                                                                                                                             | \$655,259<br><i>(this total includes current and previous year EN and PI)</i>   | \$154,525    | 7 LMI Jobs                                                | 1 new loans<br><br>20 jobs created/retained, from current and prior year activities           | 1 new loans<br><br>18 jobs created/retained, from current and prior year activities      |
| <b>HOUSING REHABILITATION:</b>     |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                       |                                                                                 |              |                                                           |                                                                                               |                                                                                          |
| OFFICE OF HOUSING REHABILITATION   | Revolving loan fund for affordable housing, accessibility improvements for disabled homeowners and neighborhood revitalization activities such as infrastructure in support of affordable housing | HOUSING REHABILITATION & NEIGHBORHOOD REVITALIZATION FUND                                                                                                                                                                                             | \$1,839,035<br><i>(this total includes current and previous year EN and PI)</i> | \$1,287,868  | 15 Downpayment<br>24 Owner Rehab/Ramp<br>1 Infrastructure | 3 Downpayment<br>32 Owner Rehab/Ramp<br>1 Infrastructure                                      | 3 Downpayment<br>32 Owner Rehab/Ramp<br>1 Infrastructure                                 |





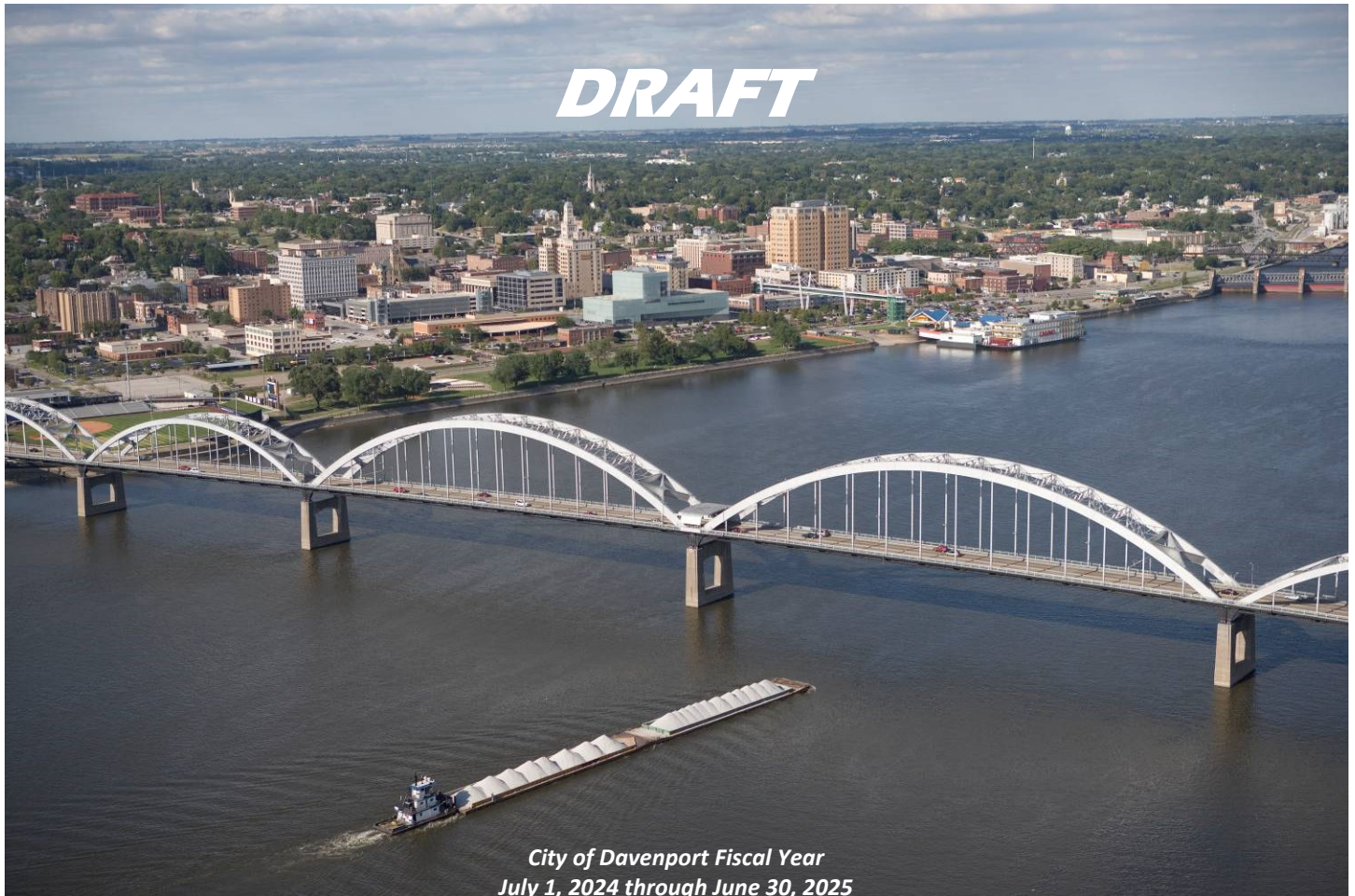
THE CITY OF  
**DAVENPORT**  
I O W A | U S A

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION  
REPORT

• **CAPER** •

FOR FEDERAL FISCAL YEAR 2024

***DRAFT***



*City of Davenport Fiscal Year  
July 1, 2024 through June 30, 2025*

**Public Comment Period**

September 2 through September 16, 2025



## Fifth Program Year CAPER

The Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

Individuals requiring accommodations should call 563-326-7765 or TTY 563-326-6145 for assistance. Interpretive Services are available at no charge.

Las personas que necesiten adaptaciones deben llamar al 563-326-7765 o al TTY 563-326-6145 para solicitar ayuda. Los servicios de interpretación están disponibles gratuitamente.

### **Formatting Notice:**

The City of Davenport is required to submit this CAPER in the template provided by HUD, which contains specified questions, tables and other information and cannot be edited.

The HUD provided template contains formatting irregularities such as: columns that are too narrow, paragraphs split over more than one page, blank space, compressed text, and other discrepancies.

City Staff has compensated for these irregularities where possible, but many remain that cannot be changed. It should also be noted that with the addition of CARES Act funding there are some discrepancies in funding amounts and beneficiaries due to it being a new funding source in HUD's IDIS program.

## Table of Contents

|                                                                                      |    |
|--------------------------------------------------------------------------------------|----|
| CR-05 - Goals and Outcomes .....                                                     | 2  |
| CR-10 - Racial and Ethnic composition of families assisted.....                      | 9  |
| CR-15 - Resources and Investments 91.520(a) .....                                    | 10 |
| CR-20 - Affordable Housing 91.520(b) .....                                           | 16 |
| CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) ..... | 19 |
| CR-30 - Public Housing 91.220(h); 91.320(j) .....                                    | 21 |
| CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....                              | 22 |
| CR-40 - Monitoring 91.220 and 91.230.....                                            | 28 |
| CR-45 - CDBG 91.520(c) .....                                                         | 30 |
| CR-50 - HOME 24 CFR 91.520(d).....                                                   | 32 |
| CR-58 – Section 3 .....                                                              | 35 |
| Attachments.....                                                                     | 37 |

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

For the 5th year of the Five Year Plan, the City is progressing towards meeting the goals identified. It is important to remember that the outcome indicators for the 5 year and annual plans are estimates made months, if not years, before actual funding levels and project applicants are known, and therefore are prone to some degree of uncertainty, particularly in the number and unit of measure for outcomes.

As seen in all aspects of our programs, challenges include the ongoing effects from the COVID pandemic and recent natural disasters, which has impacted the number of applicants, the costs of building materials, and the availability of contractors. It is hoped that in the next few years the economy will stabilize and return to a more normal footing and we will be able to reach the goals set back in early 2020, before the pandemic. The information below is based on the number of HUD IDIS activities that were in progress or opened during the 2024 Program Year. Please see attachment 2 for PR03 and attachment 3 for PR 23, which will provide an accounting of the number of people served. That number may differ from the listing below because of the way IDIS counts accomplishments upon completion of the activity, not by when it was opened.

#### Housing:

- Downpayment: 3 new homebuyers assisted this program year
- Urban Homestead (Rehab): 2 projects continued from prior years
- New Construction (Habitat & Urban Homestead): 4 projects continued from prior years
- Accessibility: 2 projects continued from prior years, 3 new projects begun this program year
- Rehabilitation: 10 projects continued from prior years, 11 new projects begun this program year

#### Economic Development:

- Small Business Loans: 1 new loan was created this program year, 4 were carried forward from prior years. Together they represent 20 jobs created/retained

#### Infrastructure:

- Alley Improvements: 1 project was continued from a prior year, benefiting 120 residents

#### Public Services:

- 1,342 residents were assisted with public service programs this program year, including 367

served in homeless/at risk of homelessness programs, 400 served in senior programs, 64 served in programs for those with mental illness, 193 served in legal programs, 191 served in youth programs, 127 served in programs for survivors of domestic violence, dating violence, sexual assault, or stalking

#### COVID Programs

- CDBG-CV funded literacy programs for 74 youth.
- HOME-ARP funded supportive services for 55 homeless households and 48 households at risk of homelessness.

Note that the table below is automatically generated by IDIS and appears to be representing actual accomplishments inconsistently. For example, many more jobs were created/retained than reflected in the table (20 per HUD's PR23 report activities, but only 3 are displayed in the table). 3 households were assisted with downpayment, but that is not reflected in the table. This appears to be an error in IDIS that has carried over from the 2022 CAPER. At that time, a HUD Ask A Question request was sent regarding incorrect tallying of accomplishments. The response that was received was that they could not explain why this is happening. The HUD Ask A Question Desk has now been shut down. Please see the PR03 report in attachment 2 and the PR22/PR23 reports in attachment 3 for more information and accurate accomplishment counts.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                        | Category                                                                                                                  | Source / Amount                         | Indicator                  | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Administration and Planning | Affordable Housing<br>Public Housing<br>Homeless<br>Non-Homeless<br>Special Needs<br>Non-Housing<br>Community Development | CDBG: \$ /<br>HOME: \$                  | Other                      | Other                  | 0                         | 0                       |                  |                         |                       |                  |
| Economic Development        | Non-Housing<br>Community Development                                                                                      | CDBG: \$ /<br>HOME: \$ /<br>CDBG-CV: \$ | Jobs created/retained      | Jobs                   | 75                        | 7                       | 9.33%            | 7                       | 2                     | 28.57%           |
| Economic Development        | Non-Housing<br>Community Development                                                                                      | CDBG: \$ /<br>HOME: \$ /<br>CDBG-CV: \$ | Businesses assisted        | Businesses Assisted    | 5                         | 6                       | 120.00%          | 0                       | 1                     |                  |
| Housing                     | Affordable Housing                                                                                                        | CDBG: \$ /<br>HOME: \$                  | Rental units constructed   | Household Housing Unit | 9                         | 0                       | 0.00%            | 5                       | 0                     | 0.00%            |
| Housing                     | Affordable Housing                                                                                                        | CDBG: \$ /<br>HOME: \$                  | Rental units rehabilitated | Household Housing Unit | 3                         | 0                       | 0.00%            |                         |                       |                  |

|                                 |                                   |                                            |                                                                                             |                        |     |     |        |     |     |        |
|---------------------------------|-----------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------|------------------------|-----|-----|--------|-----|-----|--------|
| Housing                         | Affordable Housing                | CDBG: \$ / HOME: \$                        | Homeowner Housing Added                                                                     | Household Housing Unit | 0   | 5   |        | 4   | 2   | 50.00% |
| Housing                         | Affordable Housing                | CDBG: \$ / HOME: \$                        | Homeowner Housing Rehabilitated                                                             | Household Housing Unit | 90  | 29  | 32.22% | 24  | 20  | 83.33% |
| Housing                         | Affordable Housing                | CDBG: \$ / HOME: \$                        | Direct Financial Assistance to Homebuyers                                                   | Households Assisted    | 103 | 0   | 0.00%  | 15  | 0   | 0.00%  |
| Infrastructure and Area Benefit | Non-Housing Community Development | CDBG: \$ / HOME: \$ / CDBG - Replenish: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0   | 159 |        | 300 | 120 | 40.00% |
| Infrastructure and Area Benefit | Non-Housing Community Development | CDBG: \$ / HOME: \$ / CDBG - Replenish: \$ | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted       | 300 | 0   | 0.00%  |     |     |        |
| Infrastructure and Area Benefit | Non-Housing Community Development | CDBG: \$ / HOME: \$ / CDBG - Replenish: \$ | Facade treatment/business building rehabilitation                                           | Business               | 10  | 1   | 10.00% |     |     |        |
| Infrastructure and Area Benefit | Non-Housing Community Development | CDBG: \$ / HOME: \$ / CDBG - Replenish: \$ | Businesses assisted                                                                         | Businesses Assisted    | 0   | 1   |        |     |     |        |

|                                       |                                                                       |                                                  |                                                                          |                  |      |      |        |      |      |        |
|---------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------|------------------|------|------|--------|------|------|--------|
| Infrastructure and Area Benefit       | Non-Housing Community Development                                     | CDBG: \$ /<br>HOME: \$ /<br>CDBG - Replenish: \$ | Buildings Demolished                                                     | Buildings        | 5    | 0    | 0.00%  |      |      |        |
| Low-Mod Clientele and Public Services | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                                         | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 6763 | 2147 | 31.75% | 1373 | 1358 | 98.91% |
| Low-Mod Clientele and Public Services | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                                         | Homeless Person Overnight Shelter                                        | Persons Assisted | 0    | 473  |        | 325  | 224  | 68.92% |
| Low-Mod Clientele and Public Services | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                                         | Overnight/Emergency Shelter/Transitional Housing Beds added              | Beds             | 0    | 0    |        | 0    | 0    |        |



|                                             |                                                                                          |          |                            |                     |   |   |  |     |   |       |
|---------------------------------------------|------------------------------------------------------------------------------------------|----------|----------------------------|---------------------|---|---|--|-----|---|-------|
| Low-Mod<br>Clientele and<br>Public Services | Homeless<br>Non-<br>Homeless<br>Special Needs<br>Non-Housing<br>Community<br>Development | CDBG: \$ | Homelessness<br>Prevention | Persons<br>Assisted | 0 | 0 |  | 250 | 0 | 0.00% |
|---------------------------------------------|------------------------------------------------------------------------------------------|----------|----------------------------|---------------------|---|---|--|-----|---|-------|

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During the consolidated plan public participation process, four needs were identified:

- Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the program year:

- Improve the livability of Davenport neighborhoods including availability of affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

The Citizen's Advisory Committee, which makes annual local objective and funding recommendations to the City Council, did not recommend setting a higher priority among or between these objectives. The CAC's recommendations for local objectives were reviewed and accepted by the City Council on November 1 & November 8, 2023.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake programs and projects that addressed the needs and objectives identified in the plan. A detailed breakdown of the CDBG funds awarded and accomplishments reported for each activity funded is available in the PR03 CDBG Activity Summary Report, available as Attachment 2 to the this document.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|                                           | CDBG         | HOME      |
|-------------------------------------------|--------------|-----------|
| White                                     | 779          | 5         |
| Black or African American                 | 511          | 10        |
| Asian                                     | 7            | 0         |
| American Indian or American Native        | 11           | 0         |
| Native Hawaiian or Other Pacific Islander | 0            | 0         |
| <b>Total</b>                              | <b>1,308</b> | <b>15</b> |
| Hispanic                                  | 56           | 0         |
| Not Hispanic                              | 1,252        | 15        |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The table above is labeled families assisted, however, the data is reporting on both families and persons assisted, per the eCon Planning Suite Desk Guide, April 2016, page 260. Additionally, the table above is generated automatically by HUD's reporting system and does not include all racial categories that have been served. As a result, neither the number nor percentages represented in this automatically generated table are completely accurate. For a complete accounting of participant demographics, please see Attachment 2 (CDBG Activity Summary Report) and Attachment 3 (PR22 and PR 23 Accomplishment Reports). As demonstrated in the PR23 reports for CDBG and HOME combined, 46.6% of those assisted were racial minorities and/or Hispanic households.

A detailed breakdown of the CDBG funds awarded and accomplishments reported for each activity funded is available in the PR03 CDBG Activity Summary Report, available as Attachment 2 to this document.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 4,246,546                |                                     |
| HOME            | public - federal | 4,236,434                |                                     |
| Other           | public - federal | 0                        |                                     |

**Table 3 - Resources Made Available**

### Narrative

The table above is an automatically generated template that is required to be used by HUD. It is based on information included in the Year 50 annual plan at the start of the year, not actual year end values. The table is supposed to generate an amount expended automatically, but for the current year, the table did not automatically produce a number, even though funds were spent this program year. For actual amounts available and funds expended, please see the financial summary attachments, including the document labeled CR-15 Resource Adjustments, for a corrected version of this table.

In preparing the annual plan, the public input process revealed that 51% of survey respondents support targeting the funds to low to moderate income areas, vs. 49% that supported a City-wide approach. A review of both the Analysis of Impediments to Fair Housing and the Housing Needs Assessment indicated that the City should continue to balance investment between older areas of the city with higher concentrations of low income and minority residents and making new affordable housing opportunities available in parts of the City where they are not already present.

In attempting to balance those needs, the City has chosen to make all programs available citywide, so that the largest group of eligible residents may take advantage of them. However, the nature of certain activities mean that the benefits of these activities are likely to be concentrated in low to moderate income areas. Examples of programs likely to be most utilized in older areas are:

- housing rehabilitation programs, which will likely benefit homeowners in areas of the city with the oldest and least well maintained housing stock,
- public service programs, which are likely to benefit areas where low to moderate income households are most concentrated.
- infrastructure improvements on public land in the right of way that could include streets, sewer, sidewalk, curb/gutter and lighting improvements.

Additionally when the city has property available that would be appropriate for redevelopment, it has from time to time offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this

evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis.

A map of projects completed in program year 2024 is available in Attachment 1 and additional resource adjustments are included with attachment 3.

**Identify the geographic distribution and location of investments**

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
|             |                                  |                                 |                       |

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

No geographic priorities were identified in the annual or consolidated plans.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

There is no match requirement for CDBG funds. However, in reviewing reports submitted throughout the year, the City of Davenport and its sub recipients were able to leverage CDBG funds at a rate of over \$2 in non-formula funds for every \$1 of formula funds. Matching funds were reported from other sources, including State, Federal, and private funds, donations, and in kind donations of time and materials.

The HOME program requires a 25% non-federal match on expenditures. The HOME match requirements are met through non-Federal sources (including but not limited to owner cash, private grants, and private loans) and the match balance from prior years. In some cases, the City uses match reserves to satisfy HOME match requirements on owner-occupied rehab activities. HUD may determine a participating jurisdiction is eligible for a reduction in the required level of contributed match based on one of three factors: the percentage of families living in poverty, per capita income, and/or presidentially declared disaster areas. For program year 50, the City of Davenport did not qualify for a match reduction. The City utilized excess match from prior program years to meet the matching requirement.

For the MBE/WBE section below, adjustments are required for HOME Program income earned and spent prior to 07/01/24 and after 06/30/25. Please see the Financial Reports Attachment for information about these adjustments.

| <b>Fiscal Year Summary – HOME Match</b>                                        |           |
|--------------------------------------------------------------------------------|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 6,412,315 |
| 2. Match contributed during current Federal fiscal year                        | 0         |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 6,412,315 |
| 4. Match liability for current Federal fiscal year                             | 135,054   |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 6,277,261 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |                                                         |                |             |
|------------------------------------------------|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---------------------------------------------------------|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
|                                                |                      |                            |                               |                              |                         |                                                         |                |             |

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period |                                               |                                                     |                                |                                                  |
|---------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------|--------------------------------|--------------------------------------------------|
| Balance on hand at beginning of reporting period<br>\$              | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 1,250,143                                                           | 337,172                                       | 484,658                                             | 0                              | 1,102,656                                        |

Table 7 – Program Income

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period |           |                                   |                           |                    |          |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|                                                                                                                                                                          | Total     | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|                                                                                                                                                                          |           | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Contracts                                                                                                                                                                |           |                                   |                           |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 6,756,156 | 0                                 | 0                         | 0                  | 0        | 6,756,156          |
| Number                                                                                                                                                                   | 1         | 0                                 | 0                         | 0                  | 0        | 1                  |
| Sub-Contracts                                                                                                                                                            |           |                                   |                           |                    |          |                    |
| Number                                                                                                                                                                   | 25        | 0                                 | 0                         | 0                  | 0        | 25                 |
| Dollar Amount                                                                                                                                                            | 4,205,195 | 0                                 | 0                         | 0                  | 0        | 4,205,195          |
|                                                                                                                                                                          | Total     | Women Business Enterprises        | Male                      |                    |          |                    |
| Contracts                                                                                                                                                                |           |                                   |                           |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 6,756,156 | 0                                 | 6,756,156                 |                    |          |                    |
| Number                                                                                                                                                                   | 1         | 0                                 | 1                         |                    |          |                    |
| Sub-Contracts                                                                                                                                                            |           |                                   |                           |                    |          |                    |
| Number                                                                                                                                                                   | 25        | 1                                 | 24                        |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 4,205,195 | 12,000                            | 4,193,195                 |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |              |                                          |                                  |                           |                 |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|----------------------------------|---------------------------|-----------------|---------------------------|
|                                                                                                                                                                                | <b>Total</b> | <b>Minority Property Owners</b>          |                                  |                           |                 | <b>White Non-Hispanic</b> |
|                                                                                                                                                                                |              | <b>Alaskan Native or American Indian</b> | <b>Asian or Pacific Islander</b> | <b>Black Non-Hispanic</b> | <b>Hispanic</b> |                           |
| Number                                                                                                                                                                         | 1            | 0                                        | 0                                | 0                         | 0               | 1                         |
| Dollar Amount                                                                                                                                                                  | 900,000      | 0                                        | 0                                | 0                         | 0               | 900,000                   |

**Table 9 – Minority Owners of Rental Property**



| <b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |       |                                   |                           |                    |          |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired                                                                                                                                                                         |       | 0                                 |                           | 0                  |          |                    |
| Businesses Displaced                                                                                                                                                                     |       | 0                                 |                           | 0                  |          |                    |
| Nonprofit Organizations Displaced                                                                                                                                                        |       | 0                                 |                           | 0                  |          |                    |
| Households Temporarily Relocated, not Displaced                                                                                                                                          |       | 0                                 |                           | 0                  |          |                    |
| Households Displaced                                                                                                                                                                     | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|                                                                                                                                                                                          |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number                                                                                                                                                                                   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost                                                                                                                                                                                     | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|                                                                            | One-Year Goal | Actual    |
|----------------------------------------------------------------------------|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0         |
| Number of Non-Homeless households to be provided affordable housing units  | 48            | 30        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0         |
| <b>Total</b>                                                               | <b>48</b>     | <b>30</b> |

Table 11 – Number of Households

|                                                                      | One-Year Goal | Actual    |
|----------------------------------------------------------------------|---------------|-----------|
| Number of households supported through Rental Assistance             | 0             | 0         |
| Number of households supported through The Production of New Units   | 9             | 2         |
| Number of households supported through Rehab of Existing Units       | 24            | 25        |
| Number of households supported through Acquisition of Existing Units | 15            | 3         |
| <b>Total</b>                                                         | <b>48</b>     | <b>30</b> |

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The 30 units reflected above include 28 units assisted with CDBG and 2 units assisted with HOME. Details on these units can be found in the PR23 reports in attachment 3.

Production of New Units: Two Habitat homes were completed and sold in 2024. This was short of the goal of 9 units, however, the City has 3 Urban Homestead projects and 1 Habitat home still underway that were planned to be completed in 2024 but which will now be carried over into 2025. The

goal of 9 units also includes 5 newly constructed rental units, which are still underway and will be completed in 2025.

Rehab of Existing Units: The City's housing rehabilitation program assisted 14 new households this year. Additionally, 12 rehab households were completed for projects that were carried over from prior years and were still underway at the start of program year 2024. This met the goal of 24 units.

The Acquisition of New Units: The city assisted 3 units in program year 2024, which was short of the goal that was set. As interest rates have risen and the supply of affordable homebuyer units on the market has dwindled, fewer LMI homebuyers are able to enter the market, even with the funding available through the downpayment program.

Overall, the City did not meet its goal of assisting 48 households with affordable units, primarily due to the slower than expected construction of 5 rental units and the lower than expected number of downpayment assistance grants provided.

### **Discuss how these outcomes will impact future annual action plans.**

In future Five Year Consolidated Plans, the City will set goals more conservatively in order to accommodate unexpected financing or construction delays and to account for unexpected changes. As interest rates rise and the housing market tightens, the City may adjust the targets downward for the downpayment assistance program, and apply that funding to rehabilitation programs, since demand continues to be strong in that category.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 1                  | 0                  |
| Low-income                         | 7                  | 1                  |
| Moderate-income                    | 15                 | 1                  |
| <b>Total</b>                       | <b>23</b>          | <b>2</b>           |

**Table 13 – Number of Households Served**

### **Narrative Information**

In the table above, the numbers come from HUD's PR23 report, which is included in the attachments. This is the only report available to city staff with a breakout of income level for housing activities, but there is no explanation in the report for why 28 total households are reported on page 2 and 3 of the CDBG PR23 report but only 23 households are included on page 3 of the report.

The City of Davenport provides opportunities for owner occupied and rental households that meet the definition of Section 215 for affordable housing.

The City of Davenport coordinates several housing programs to address the needs of residents within the city. The accessibility program supports persons with disabilities (both owner and renter) with accommodations such as entrance access and shower accessibility.

Additionally the city's housing rehab program provides funding for owner occupied residential properties to preserve and improve existing housing, increasing residential value and stimulates investment in the City's neighborhoods. The program assists with correcting safety issues and substandard conditions in their homes which can include emergencies such as furnaces, roofs, and electrical/plumbing.

In accordance with federal guidelines the City of Davenport will make all reasonable efforts to ensure fair housing by providing outreach to all potentially eligible households. Affirmative marketing consists of actions to provide information and otherwise attract eligible households for the housing programs. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities. The City of Davenport informs the public, sub recipients, owners and potential applicants about its affirmative marketing plan through the City's website, marketing material and social media. Additionally the City of Davenport requires all multi-unit rental projects to complete the Affirmative Marketing Form detailing how each project will ensure providing adequate outreach to all eligible households.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Through the CDBG Subrecipient Program which is delivered with CDBG funds, the City of Davenport awards local agencies funding to provide public services which include homeless services. Humility Homes and Services which is a CDBG funded agency and is part of a local homeless outreach team that includes medical and mental health, and veteran homeless staff. The outreach team provides coordinated, weekly outreach in both the urban and rural parts of Scott County. The coordinated entry local service agency is through Humility Homes and Services. Humility Homes and Services collaborates with the city's Library Social Worker to perform centralized intakes and completes the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). This assessment tool assists agencies to identify people who have the highest need and then recommends an appropriate housing intervention, thus quickly prioritizing people for services. The Salvation Army Family Center is a CDBG subrecipient in which CDBG funding is provided for personnel to deliver the One-Time Crisis Program which can provide emergency funds to those who are homeless or at risk of homelessness and is a resource for the outreach team.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Iowa Balance of State Coordinated Services Network utilizes a computerized record keeping system that captures information about persons experiencing homelessness that is administered by the Institute for Community Alliances. In addition to creating an unduplicated count of the homeless population in our area and developing aggregate information that will assist in developing policies to end homelessness, the system allows programs if they agree, to share information electronically about clients, including their service needs, which have been entered into the software, in order to better coordinate resources. Humility Homes and Services houses the county's coordinated entry position. This position was crucial in balancing the needs of the community post COVID as many at risk households have experienced homelessness for the first time in the past three years. The Salvation Army, Family Resources, Vera French Housing Corporation and Humility Homes and Services meet weekly to navigate the placement of homeless individuals and households and enter demographic data into the Homeless Management Information System or HMIS. The City of Davenport have utilized HOME-ARP to fund supportive services programs operated by the Salvation Army to continue to support low to moderate income households who are homeless or at risk of homelessness.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care**

**facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The local coordinated entry program allocates assistance quickly by assessing the needs of the households or individuals by utilizing the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT). This includes discharged persons at risk from hospitals and correction facilities. Coordinated entry helps prioritize assistance based on vulnerability and risk of homelessness referring those households who are at risk of be homeless to a diversion plan that can address immediate needs such as rental assistance, utility assistance, and employment assistance. Humility Homes and Services which is funded by the City of Davenport's CDBG Subrecipient Program is the coordinated entry position for the county. All social service providers, housing providers, and shelter providers, along with the county and city are working together to ensure that individuals and households have the support they need to maintain housing stability. Populations who are homeless or at risk of becoming homeless are a qualifying populations under the HOME-ARP funding. The Salvation Army delivers a Short-Term Supportive Services Program utilizing HOME-ARP funding. Qualifying populations receive case management and can receive eligible supportive services to stabilize and obtain housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Agencies who receive funding through the City of Davenport's CDBG Subrecipient program continue to use a prioritization tool to help determine who needs the most assistance and who is most vulnerable. The use of the Vulnerability Index-Service Prioritization Assistance Tool effectively shortens the length of time someone is homeless by prioritizing the most vulnerable first for services. The Quad City Housing Cluster meets monthly and more often as needs in the community are identified to problem solve gaps in services. This group includes representatives from the county and city. The Scott County Housing Council as well as the city provide low interest loans and other incentives to nonprofits and affordable housing developers to address the need to increase affordable housing. With the addition of the HOME-ARP funds to provide supportive services under the McKinney Vento Act, agencies working with homeless persons will have an additional resource to assist those making the transition to permanent housing and independent living while allowing those who are at risk of homeless remain permanently housed.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Prior to this reporting period, and with HUD approval, the City of Davenport removed the public housing inventory (which had been 42 scattered-site units) and no longer operated in this arena.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Prior to this reporting period, and with HUD approval, the City of Davenport removed the public housing inventory (which had been 42 scattered-site units) and no longer operated in this arena.

### **Actions taken to provide assistance to troubled PHAs**

On August 23, 2023, after the conclusion of the program year covered by this CAPER (and during which all of the City's Public Housing units were sold and are no longer serving as Public Housing), Davenport Housing Commission received notice from HUD's Public Housing Real Estate Assessment Center that the public housing authority has been designated as a Troubled Performer, primarily due to a number of public housing close-out documents that were still being processed by HUD. Over the course of the previous reporting period, City and HUD staff worked to execute and review all of the final close-out forms and documentation needed as part of the process. As of the end of April 2024, HUD staff indicated that they had all of the necessary forms and signatures from the City and were working to officially close-out the public housing program. No further progress from HUD or further requests from HUD were made during the current reporting period as of the end of June 2025 as they have not *officially* closed out the City's Public Housing Program. Housing authority staff will work with HUD on any issues identified.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The Analysis of Impediments to Fair Housing (AI) completed in 2019 was used to inform the Year 50/Federal Fiscal Year 2024 Annual Action Plan. The AI contained several suggested action items including suggestions to increase the supply of decent affordable housing, create geographic diversity in affordable housing choices, and improve the availability of accessible housing for people with disabilities. The AI recommended that the City continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available. The City has taken several steps to move forward in this process.

In 2016 the City adopted a new land use element to the Comprehensive Plan. One significant change was to eliminate the “Residential Limited” category, which promoted low density residential development exclusively. This category was redesignated as Residential General, which includes higher density dwellings along edges, transition areas, urban corridors and near neighborhood uses like schools, churches, and corner stores. As a follow up to the Comprehensive Plan land use update, the City updated its zoning ordinance which was adopted in 2019. The new zoning code removes the “family” definition so as to make no distinction or limitation on the number of people, related or unrelated, who may live together in a dwelling unit. Group living for persons with disabilities is regulated separately. Group homes are allowed by right in nearly all residential zoning districts provided that, when a group home is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure. Treatment facilities for drug and alcohol addiction, however, always require a special use permit and then can only be sited in commercial and industrial districts. Residential Care Facilities and Domestic Violence Shelters are allowed in the R-MF district. Toward that end, all CDBG and HOME funded programs remain available citywide.

In 2024, two changes were made that could impact zoning. First, day care centers were added to the list of potential uses in Neighborhood Commercial Establishments. These are buildings that are non-commercial construction in residential use areas, such as former churches/schools/community centers. When no longer used for the original purpose, the code allows for redevelopment with a Special Use Permit and restricted to certain uses, such as art gallery/studio, office, personal service establishments restaurants, retail (except alcohol and tobacco products/e-cigarettes), and Day Care Centers. While not specifically about housing, but it does enable more amenities in neighborhoods. Second, changes were made to design standards for buildings with 12 or less units for new construction outside of center core of the city and local historic districts.

In addition to the Analysis of Impediments, the City updated the Housing Needs Assessment in 2020 through a consultant in conjunction with the cities of Rock Island and Moline. The 2020 assessment



resulted in six recommendations. The themes of the recommendations are that, with a large quantity of older homes in need of repair, larger scale rehabilitation and replacement is needed. More rental assistance is needed, along with neighborhood stabilization through the rehabilitation of both owner and renter occupied housing, improved code enforcement and nuisance abatement, and efforts to address public safety and tenant/landlord stability and education. Also included the recommendation that public transit be expanded in terms of hours and routes, and that there be continued support of transitional housing and housing for special needs populations.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In meeting underserved needs, the largest obstacle remains the availability of funding to address needs. The CDBG funding available for this program year has declined by more than 26% and HOME funding has declined by 51% from the highest funding year, even while the need for housing and services has grown and become more expensive to provide.

Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the consolidated planning process. In the absence of an eligible, qualified applicant to carry out these activities, the City is unable to fund them in the current program year.

Underserved groups are defined by HUD as homeless, transitional housing clients and people with special needs. HUD defines special needs as elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents). To address the needs of these underserved groups, the City provided CDBG funds to support several programs addressing the needs of these groups. They include:

- Vera French Community Mental Health Center provides supportive community housing for those suffering from mental illness
- Humility of Mary Housing provides supportive transitional housing for single parent families
- Salvation Army provides shelter and transitional housing services for homeless and formerly homeless families
- Family Resources SafePath program provides shelter, counseling, and legal advocacy for survivors of domestic violence
- The City's Neighborhood Revitalization and Housing Revitalization Fund provides assistance to

those with physical disabilities in making the exterior and interior of their homes more accessible

A detailed breakdown of the CDBG funds awarded and accomplishments reported for each of these activities is available in the PR03 CDBG Activity Summary Report, available as Attachment 2 to the this document.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for households that already own their homes. In both programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City was encouraged by the Analysis of Impediments to Fair Housing to continue to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families may be referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

In addition, a city staff member is on the board of the local non-profit LiveLeadFree Quad Cities (LLFQC). LLFQC directly assists families with identified lead poisoned children in the form of grants to remediate lead hazards in their home.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City allocated CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. A detailed breakdown of the CDBG funds awarded and accomplishments reported for each of these activities is available in the PR03 CDBG Activity Summary Report, available as Attachment 2 to the this document. These programs included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- shelter, transitional housing, and supportive services for low income homeless and recently

- homeless families,
- rental unit rehabilitation/production, homeowner rehabilitation and homebuyer opportunities for low to moderate income households,
- public service activities that support mentoring, after school, and summer programs for low to moderate income children,
- Shelter and housing with supportive services for people with mental health challenges and survivors of domestic violence

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs; public service activities for families that need access to supportive services and enrichment activities; homeownership and rehabilitation opportunities for families that would like to purchase or improve a home; and rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership.

While many of these programs provide services to families who are low to moderate income, the intention is that, particularly through economic development, affordable homeownership, and child enrichment activities that families will be able to utilize their saved or gained resources to climb out of poverty. In particular, youth programs funded through CDBG are intended to provide resources, mentoring, and skills to young residents that help to break the cycle of poverty.

All of the programs funded through the CDBG and HOME funds are available citywide and to all eligible low to moderate income residents. The Analysis of Impediments to Fair Housing and the Housing Needs Assessment both encouraged the City to continue to balance the investment of federal funds between revitalizing older areas where low income and minority residents are concentrated and to invest in new affordable housing opportunities in areas of the City where they have not been traditionally available. By attempting to meet the housing, service, and economic development needs of poverty level residents to the extent feasible with funds available, it is hoped that more residents will be able to rise out of poverty.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

While no specific gaps were identified in the institutional structure and service delivery system through the public input process in the Five-Year Consolidated Plan or the Annual Action Plan, a need was identified for additional housing units affordable to households with very low incomes. The City continues to work with for-profit and non-profit housing providers as well as the Housing Choice Voucher Office to address that need. Towards that end and in the previous reporting period, the Housing Choice Voucher program made changes to the Administrative Plan to implement local preferences that target vulnerable populations, including families impacted by VAWA and homelessness. Staff has continued to operate the HCV program during the current reporting period with those changes now in effect.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

State Workforce Housing Tax Credit Program: The State of Iowa Workforce Housing Tax Credit Program (WHTC) provides qualifying housing developers are eligible for various state tax advantages for rehabilitating or building multi-family developments in Davenport. Housing developers can receive investment tax credits and sales tax refunds on their investments that are directly related to new housing construction or rehabilitation. The city has HOME funds that are available for for-profit, non-profit and CHDO developers who are experiencing a financial gap in their affordable housing projects. These projects remain in affordability for up to 20 years and can have multiple funding sources in the project including Low Income Housing Tax Credits, Workforce Housing Tax Credits, Historic Credits, State or City HUD HOME, and local housing council funds. Many of these projects will house supportive service programs that provide support to participants who are veterans, experiencing homeless and mental health issues. The Homeless and Transitional Housing Council and the Scott County Housing Council are two local groups that bring together the city, county, developers, service providers, lenders, and political representatives to assist with coordination.

Office of Assisted Housing: Staff also works with Community Services, a department of the Scott County government, to ensure that rent accounts remain current for those residents with representative payees. In addition, the office works with local social service providers to support the needs of tenants. Staff continued outreach efforts by providing program information to various social service agencies and by providing a guest speaker for agency meetings.

Rental Services: The Davenport Police Department offers training to rental property managers to help tenants, owners, and managers keep drugs and illegal activities out of rental property.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Analysis of Impediments to Fair Housing (updated in 2019) recommended that the City continue its strategy of balancing housing investments between revitalizing older areas and developing new affordable housing where it has not been traditionally available. The AI included several suggested action items that include:

**Continued Need for an Increased Supply and Geographic Choice of Affordable Housing**

- New affordable housing projects are developed every year. In this past year there has been the completion of 2 Habitat properties, the start of 3 new acquisition/homebuyer properties, and 1 additional Habitat houses. More information about the housing projects can be found in Appendix 3. The City of Davenport continuously evaluates properties for potential affordable housing projects and sites are reviewed throughout the entire city.

## Increase the availability of affordable accessible units

- The Public Works, Development & Neighborhood Services and Engineering & Capital Projects departments continue to evaluate plans for new construction and significantly rehabilitated rental projects to ensure that accessibility features are included according to applicable law for both the building and within the public right-of-way.

## Community Development Planning Lacks and Equity Focus

- The City of Davenport has taken several steps in this process: In 2016, the City adopted a new land use element to the Comprehensive Plan. One significant change was to eliminate the “Residential Limited” category, which promoted low density residential development exclusively. This category was redesignated as Residential General, which includes higher density dwellings along edges, transition areas, urban corridors and near neighborhood uses like schools, churches, and corner stores. As a follow up to the Comprehensive Plan land use update, the City completed an update to the zoning ordinance and map. The new zoning code removes the “family” definition so as to make no distinction or limitation on the number of people, related or unrelated, who may live together in a dwelling unit. Group living for persons with disabilities is regulated separately. Group homes are allowed by right in nearly all residential zoning districts provided that, when a group home is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure. Treatment facilities for drug and alcohol addiction, however, always require a special use permit and then can only be sited in commercial and industrial districts. Residential Care Facilities and Domestic Violence Shelters are allowed in the R-MF district.

The Housing Needs Assessment was updated in early 2020 and was done in partnership with the nearby cities of Moline and Rock Island Illinois. The HNA resulted in six recommendations that concur with the findings from the Analysis of Impediments. The themes of the recommendations are that, with a large quantity of older homes in need of repair, larger scale rehabilitation and replacement is needed. More rental assistance is needed, along with neighborhood stabilization through the rehabilitation of both owner and renter occupied housing, improved code enforcement and nuisance abatement, and efforts to address public safety and tenant/landlord stability and education. Also included the recommendation that public transit be expanded in terms of hours and routes, and that there be continued support of transitional housing and housing for special needs populations.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Federal Programs are monitored as required according to applicable regulations:

### **CDBG:**

- The city has the responsibility to monitor its subrecipients for program compliance. CDBG staff perform risk assessments on all subrecipients annually. The results of these assessments determine whether the subrecipient receives an on-site visit, a desktop review, or some combination of the two. Factors that indicate a subrecipient may be high risk include high staff turnover, late/incorrect payout requests and/or quarterly reports, findings or concerns in the prior year, and length of time since the previous on-site visit. During the monitoring visit, staff examines financial records, intake/participation records, and agency policies/procedures. Findings and concerns are presented to agency staff at an exit meeting, and are also conveyed in writing to the director and board chair. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with CDBG administration staff approval required before proceeding, or termination of the CDBG subrecipient agreement.

### **HOME:**

- The city has the responsibility to monitor HOME funded projects during the affordability period. HOME administration staff performs risk assessments on all rental developments still in the affordability period annually. The results of these risk assessments determine whether the development will receive an on-site visit, a desktop review, or some combination of the two. Factors that indicate a development may be high risk include high staff turnover, late/incorrect reports, tenant complaints, cash flow concerns, findings/concerns in the previous year, and length of time since the previous on-site visit. During the monitoring visit, staff examines tenant files, the project's financials, and other supporting documentation. Any concerns or findings are presented to the property manager and owner. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with HOME administration staff, or repayment of funds.

### **HOME-ARP:**

The city has the responsibility to monitor its subrecipients for program compliance. HOME-ARP staff

reviews participant eligibility, supportive services and staff expenses to ensure only eligible expenses are reimbursed. Staff examines financial records, intake and participation records, and agency policies and procedures. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made changes to ensure compliance. Ongoing or repeated issues may result in more frequent monitoring, file by file review with HOME-ARP staff approval required before proceeding, or termination of the HOME-ARP agreement.

To ensure all rental units in the city are being maintained to required property standards, the City through ordinance, requires rental property licensing, inspection, and landlord training programs. HOME units are inspected by the City's Development and Neighborhood Services Department in conjunction with the city's rental property inspection program. In addition, the Community & Economic Development Department conducts HOME required Housing Quality Standards inspections for all HOME monitored units on a 3-year cycle per the 2013 HOME Final Rule. Compliance for NSPIRE standards goes into effect October 2025. Until then, HQS standards are used. The Office of Assisted Housing annually inspects those units occupied by Section 8 tenants. HQS certified staff are in the process of receiving NSPIRE training to prepare for implementation dates.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

##### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

As part of the annual public outreach the City offers different ways for citizens to review and participate. A variety of methods were used to collect input: in-person outreach, survey, and online input meeting. Advertisement was done on the City's website and social media pages, notifications sent through NextDoor, sent by email to leaders of recognized neighborhoods, all City of Davenport subrecipient agencies and other nonprofit groups, and through the Citizen's Advisory Committee. Additionally public notices for public hearings/comment periods are published in the local newspaper.

The public comment period will run from 9/2/2025 through 9/16/2025 with a public hearing to be held on 9/17/2025. Any comments received during the comment period or the public hearing will be included in the CAPER submitted to HUD along with a response. Proof of publication for the comment period and public hearing will be included in the submission to HUD.

## CR-45 - CDBG 91.520(c)

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Both CDBG and HOME programs are underway and operating within federal guidelines. City staff has completed year end reports for Year 50 and have completed the Year 51 allocation cycle, with eight subrecipients contracted for Year 51, as well as two City run revolving loan funds. One indicator of results is the percentage of CDBG funds expended to benefit low to moderate income persons. CDBG regulations require a minimum of 70%, but the City of Davenport has historically exceeded this minimum, traditionally expending nearly 100% to benefit low and moderate income persons. 2024 is the first year of the year of the current 3 year certification cycle, and the percentage expended to benefit LMI persons to date is 100%. Progress towards meeting goals is described in Section CR-05. However, it is important to remember that the goal setting process for the Five Year and Annual Plans requires that goals be set far in advance, years before funding levels and program applicants are known. In the current Five Year Plan cycle, the goals were set before the COVID 19 pandemic, and that has resulted in some variability among the goals set.

In meeting underserved needs, the largest barrier remains the availability of funding to address needs. The CDBG funding available for this program year has declined by more than 26% and HOME funding has declined by 51% from the highest funding year, even while the need for housing and services has grown and become more expensive to provide. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner. In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. In the absence of an eligible, qualified applicant to carry out these activities, the City is unable to fund them. Other than lack of funding, no barriers were identified as having a negative impact on fulfilling the strategies and overall vision. The addition of CV funding provided additional opportunities and did not impact the normal CDBG funded programs.

All activities funded in IDIS are underway. Staff continues to work with subrecipients to meet federal regulations and strengthen their ability to operate independently. Regarding development activities, some schedule elements are outside of City control, such as weather and availability of supplies, materials, and subcontractors. The City met the CDBG timeliness requirement for this program year as well as obligation and expenditure deadlines for HOME for this program year. Progress towards meeting goals is described in Section CR-05.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**



No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The list of HOME funded projects with inspection dates, results, and actions is in attachment 4.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Developers requesting HOME funding to develop rental units are required to sign a Rental Housing Program – Affirmative Marketing Agreement which includes the following for the duration of the project's affordability period:

1. Adhering to the Fair Housing Section of the City's Civil Rights Ordinance, which prohibits discrimination in housing on the basis of race, color, religion, sex, sexual orientation, marital status, familial status, national origin, creed, age, or disability;
2. Displaying the Housing Opportunity poster and logo prominently in the owner's rental office;
3. Using the Housing Opportunity logo on publicly displayed sign or ads announcing vacancies;
4. Registering the project's properties/units with the City of Davenport's Office of Assisted Housing, and
5. Registering vacant units with [lowahousingsearch.org](http://lowahousingsearch.org).

HOME units in Davenport are subject to two types of inspections: HOME program inspections and City rental inspections:

- HOME Program Inspections: The Community Planning and Economic Development Department conducts the HOME required Housing Quality Standards inspections for all HOME monitored properties on a 3 year cycle with unit sampling per the 2013 HOME Final Rule. Compliance for NSPIRE standards goes into effect October 2025. Until then, the HQS standards are being utilized. HQS certified staff are in the process of receiving NSPIRE training to prepare for implementation dates.
- City Rental Inspections: To ensure all rental units in the city are being maintained to required property standards, the City of Davenport through ordinance requires rental property licensing, inspection, and landlord training programs. All units are inspected by the City's Neighborhood Services Division in conjunction with the City's rental property inspection program.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income is money earned by the HOME program in the form of repayments on HOME funded loans for affordable housing rehabilitation and/or construction. For Year 50, the HOME program income summary is:

- \$1,250,142.96 program income carried into Year 50 from prior year
- \$337,171.56 program income earned during Year 50
- \$484,658.21 program income expended during Year 50
- \$1,102,656.31 program income balance remaining to carry over into Year 51

In addition to PA funds expended for administrative costs, program income was expended on 2 projects during Year 50 Including:

- Urban Homestead – 1838 W. 4th Street
- Carol's Village Gardens – 820 N. Harrison Street

Unspent program income is being held for expenditure in future years per HUD's Interim Final Rule published in the Federal Register on December 2, 2016 titled Changes to HOME Investment Partnership (HOME) Program Commitment Requirements. Up to 10% of HOME program income earned was expended on HOME administrative costs, as allowed by HUD regulations.

HOME accomplishments, including owner and tenant characteristics, are available in the PR 22 and PR23 reports, available as Attachment 3 to this report.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

With CDBG and HOME funding in accordance with rules and regulations, assistance has been provided by the City directly to homeowners and developers, as well as to non-profits, for-profits and CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. Projects this year included: acquisition/rehab/resale, rehabilitation, demolition/site preparation, new construction, downpayment/closing cost assistance and housing counseling. Housing units assisted were single and multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities were low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding was also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.

A detailed breakdown of the CDBG funds awarded and accomplishments reported for each activity funded is available in the PR03 CDBG Activity Summary Report, available as Attachment 2 to the this document. HOME accomplishments are available in the PR22 and PR23 reports, available as Attachment 3 to this report.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours                     | CDBG  | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------|------|-----|-------|-----|
| Total Number of Activities            | 1     | 0    | 0   | 0     | 0   |
| Total Labor Hours                     | 3,637 |      |     |       |     |
| Total Section 3 Worker Hours          | 0     |      |     |       |     |
| Total Targeted Section 3 Worker Hours | 0     |      |     |       |     |

**Table 14 – Total Labor Hours**

| Qualitative Efforts - Number of Activities by Program                                                                                                                                                   | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-----|-------|-----|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers                                                                                                                     |      |      |     |       |     |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers.                                                                                                                     |      |      |     |       |     |
| Direct, on-the job training (including apprenticeships).                                                                                                                                                |      |      |     |       |     |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.                                                                                                     |      |      |     |       |     |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).                                                                                                    |      |      |     |       |     |
| Outreach efforts to identify and secure bids from Section 3 business concerns.                                                                                                                          |      |      |     |       |     |
| Technical assistance to help Section 3 business concerns understand and bid on contracts.                                                                                                               |      |      |     |       |     |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.                                                                                                     |      |      |     |       |     |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. |      |      |     |       |     |
| Held one or more job fairs.                                                                                                                                                                             | 1    |      |     |       |     |
| Provided or connected residents with supportive services that can provide direct services or referrals.                                                                                                 |      |      |     |       |     |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.          |      |      |     |       |     |
| Assisted residents with finding child care.                                                                                                                                                             |      |      |     |       |     |
| Assisted residents to apply for, or attend community college or a four year educational institution.                                                                                                    |      |      |     |       |     |
| Assisted residents to apply for, or attend vocational/technical training.                                                                                                                               |      |      |     |       |     |
| Assisted residents to obtain financial literacy training and/or coaching.                                                                                                                               |      |      |     |       |     |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.                                                                                               |      |      |     |       |     |
| Provided or connected residents with training on computer use or online technologies.                                                                                                                   |      |      |     |       |     |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.                                                                                       |      |      |     |       |     |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.                                                    |      |      |     |       |     |

|        |  |  |  |  |  |
|--------|--|--|--|--|--|
| Other. |  |  |  |  |  |
|--------|--|--|--|--|--|

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

The City of Davenport has conducted the following qualitative efforts for Section 3 compliance:  
 Conducted Small Business/DBE Workshops; City Job Fairs; Registered at Iowa Workforce Development.

## **Attachments**

Attachment 1 – LMI Area Maps & Year 50 Project Maps

Attachemnt 2 – PR03 CDBG Activity Summary Report

Attachment 3 – PR22 & PR23 Accomplishment Reports

Attachment 4 – HOME Inspection Log

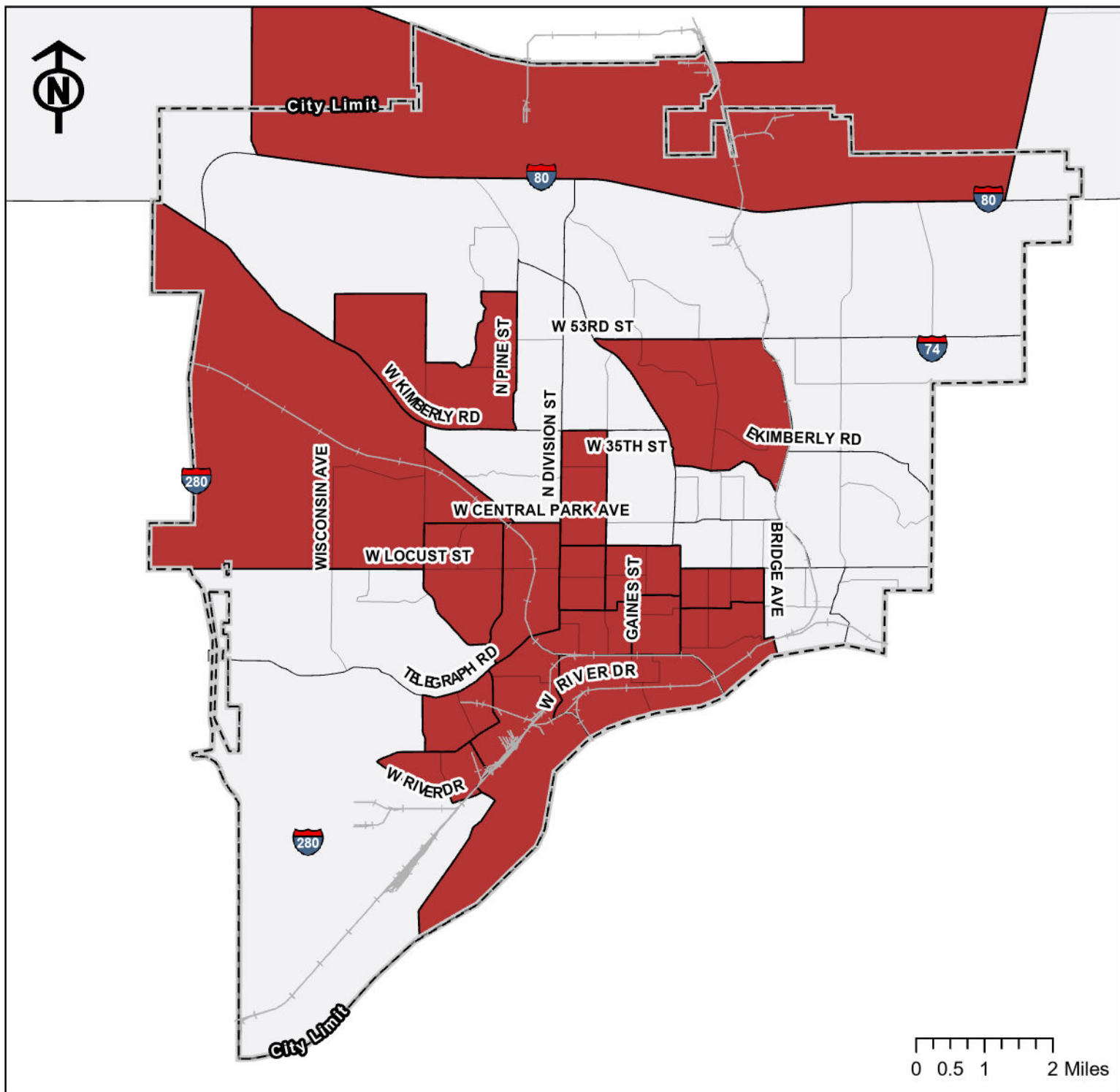
Attachment 5 – Financial Reports

# Attachment 1

Low- and Moderate-Income Area Maps

Year 50 Project Maps

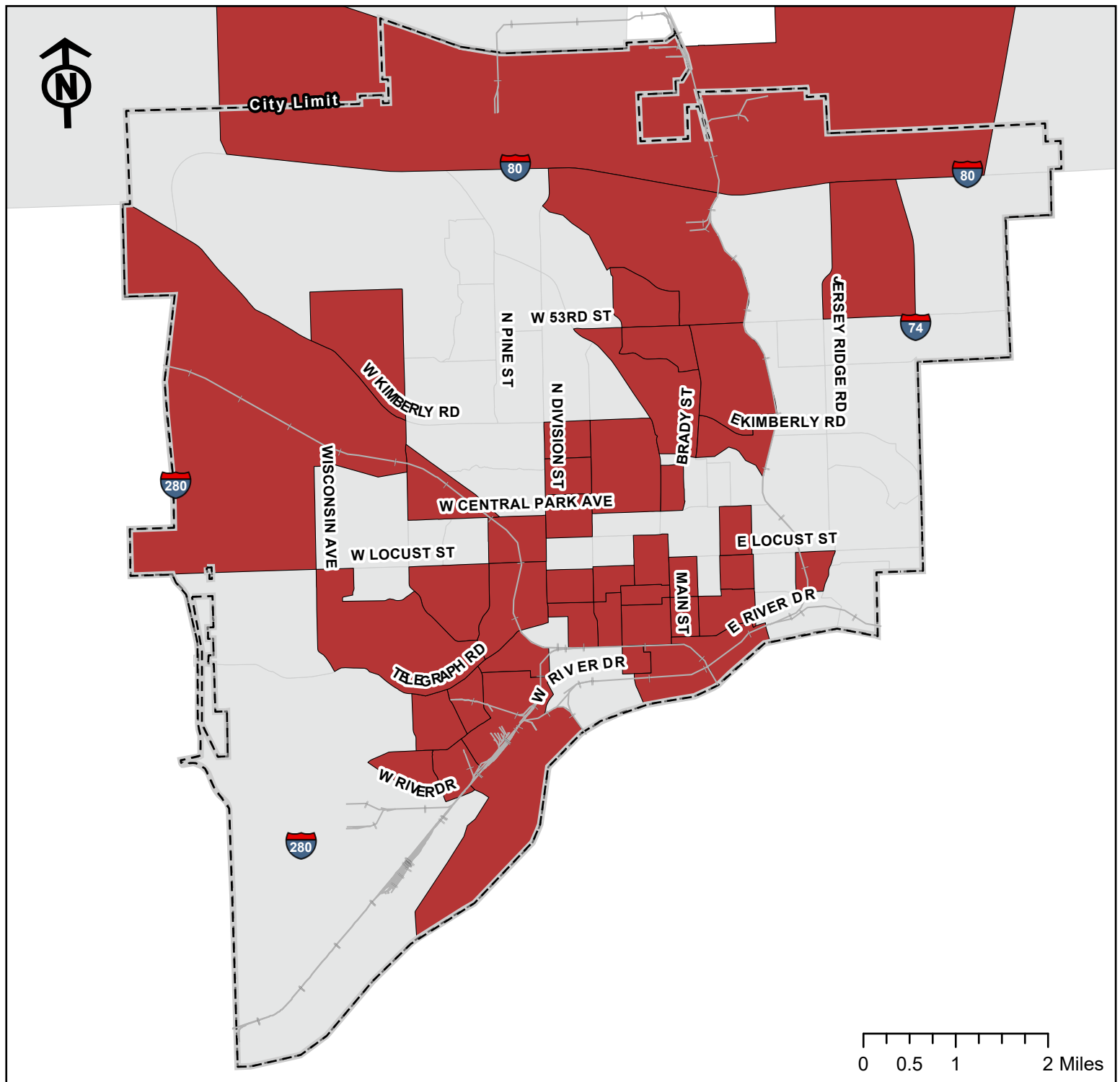




# LMI Areas by Census Tract

## Legend

- City Limit
- LMI
- Not LMI



# LMI Areas by Block Group

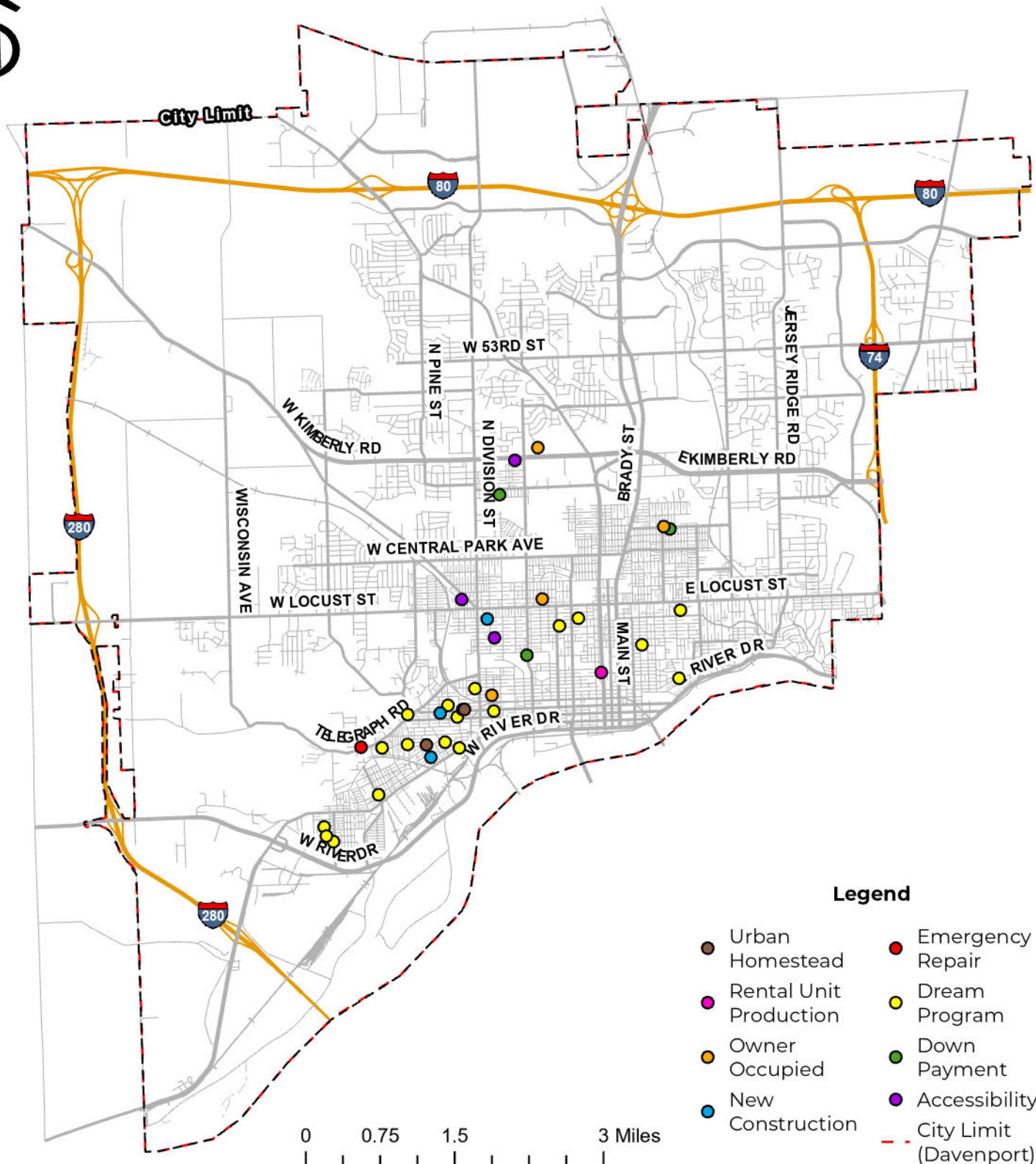
## Legend

-  City Limit
-  LMI
-  Not LMI

# City of Davenport - Year 50 Housing Projects



THE CITY OF  
**DAVENPORT**  
IOWA | USA

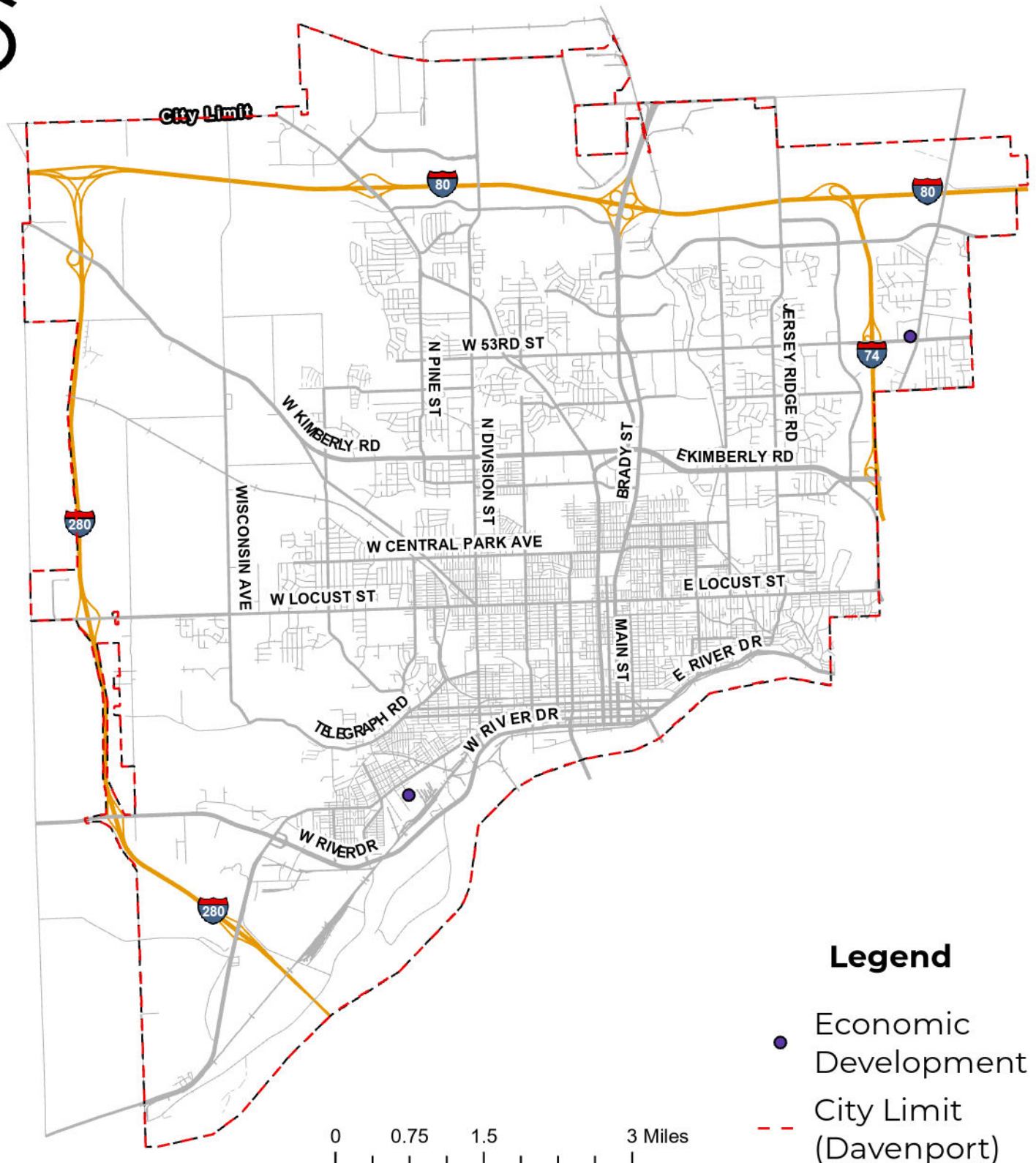




# City of Davenport - Year 50 Economic Development Projects



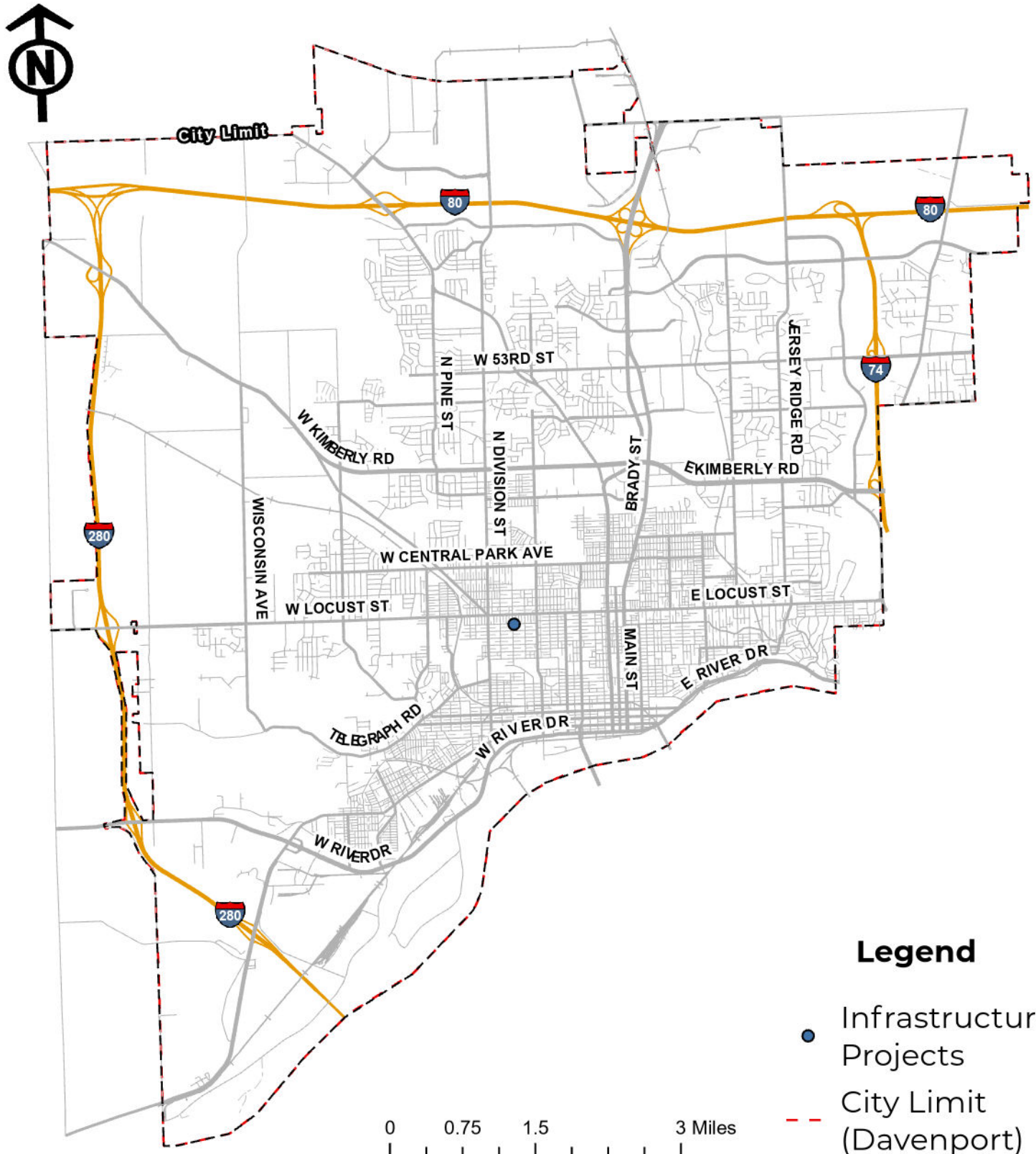
THE CITY OF  
**DAVENPORT**  
IOWA | USA



# City of Davenport - Year 50 Infrastructure Projects

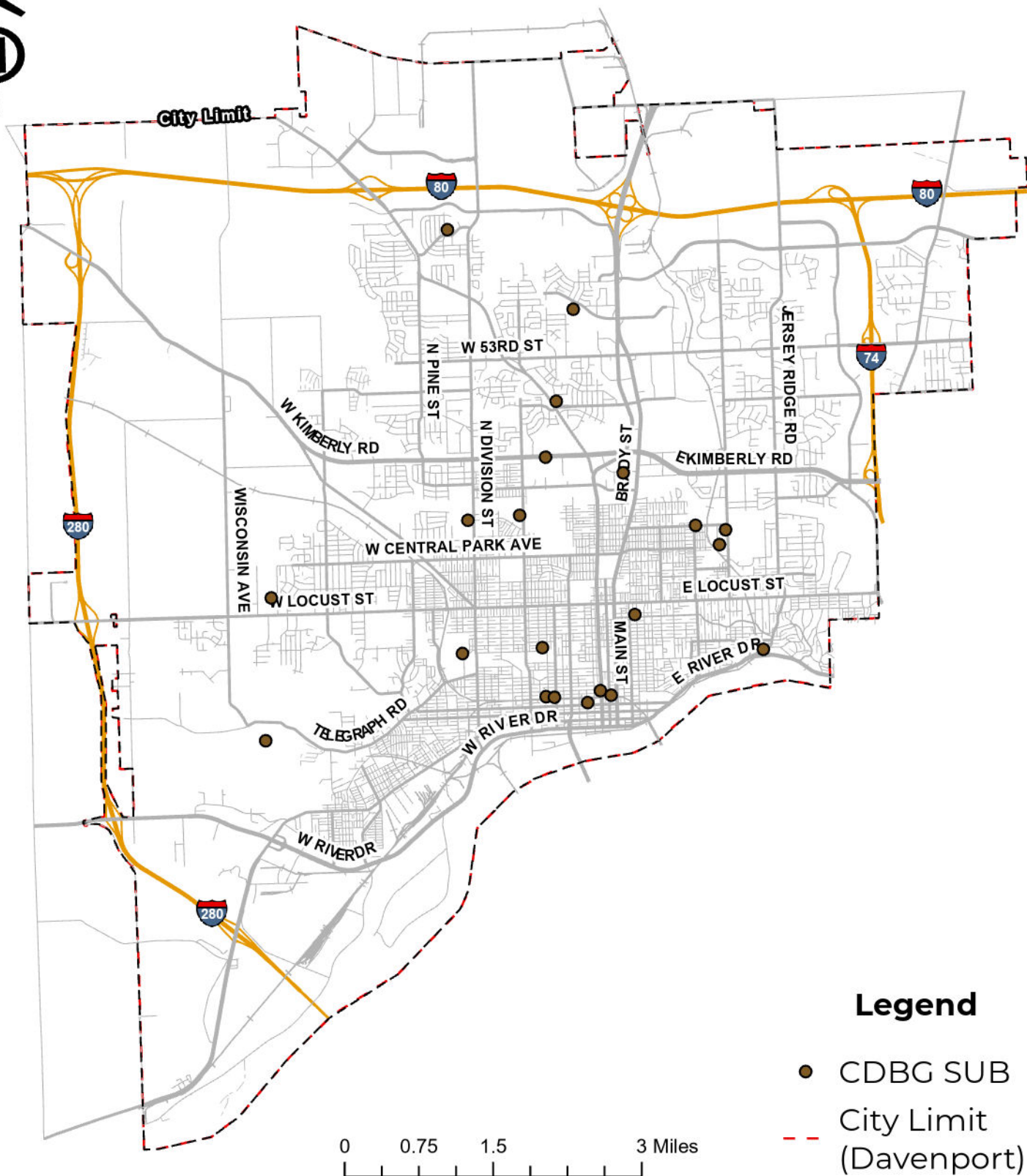


THE CITY OF  
**DAVENPORT**  
IOWA | USA





# City of Davenport - Year 50 Public Service Projects



## Attachment 2

### PR03 CDBG Activity Summary Report



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2024  
DAVENPORT

Date: 27-Aug-2025  
Time: 17:01  
Page: 1

|                |                                          |                                                |
|----------------|------------------------------------------|------------------------------------------------|
| PGM Year:      | 2020                                     |                                                |
| Project:       | 0008 - CDBG-CV CARES Act Funding         |                                                |
| IDIS Activity: | 1422 - Parks Literacy Program            |                                                |
| Status:        | Open                                     | Objective: Create suitable living environments |
| Location:      | 1220 Minnie Ave Davenport, IA 52802-2658 | Outcome: Availability/accessibility            |
|                |                                          | Matrix Code: Youth Services (05D)              |
|                |                                          | National Objective: LMC                        |

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 08/23/2021

Description:

Due to Covid-related school closures and a switch to online learning, test scores for incoming K-3rd grade students in the Davenport School District show a marked decrease in reading proficiency. The losses are city-wide, but the greatest impacts are seen in low-income and minority neighborhoods and with students who attend one of the Title 9 elementary schools in the Davenport School District. At the same time the families of these students also face increased Covid-19 related loss of employment, housing and food insecurity and mental health issues. To help address these COVID related test score declines, the Library in partnership with the City Parks Department will bring fun literacy programming, free reading material and learning aids, and to materials for checkout and recreational programs to 8 neighborhood parks. Staff will also provide games, snacks, and other engagement opportunities in low income areas. The library will also have an additional staff member present at all of our planned stops who would make referrals into the Open Network Hub as needed and appropriate to ensure families are connected to assistance programs, housing counseling, and other supports as needed.

Financing

|       | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
|-------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
| CDBG  | EN        | 2020       | B20MW190002 | \$197,772.09  | \$40,998.26           | \$180,516.75            |
| Total | Total     |            |             | \$197,772.09  | \$40,998.26           | \$180,516.75            |

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 83     | 44       |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 116    | 4        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 2      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 2      | 2        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 2      | 1        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 62     | 15       |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 23     | 11       |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 292    | 77       |

Female-headed Households: 0 0 0

Income Category:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 62     |
| Low Mod          | 0     | 0      | 0     | 157    |
| Moderate         | 0     | 0      | 0     | 41     |
| Non Low Moderate | 0     | 0      | 0     | 14     |
| Total            | 0     | 0      | 0     | 274    |
| Percent Low/Mod  |       |        |       | 94.9%  |

Annual Accomplishments

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | # Benefitting |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2021  | The Parks Literacy Program delivered educational and social developmental activities to youth at local parks and local youth programs within Davenport to increase opportunities that were lost during COVID school and student activity closures. The activities were delivered by Library Assistants and included activities such as Summer Reading Logs, arts and crafts, writing/drawing activities and book checkouts and giveaways and reading time in large groups and individual reading times. Through Qtr 4                                                                                                                                                                        |               |
| 2022  | The Parks Literacy Program delivered educational and social developmental activities to youth at local parks and local youth programs within Davenport to increase opportunities that were lost during COVID school and student activity closures. The activities were delivered by Library Assistants and included activities such as Summer Reading Logs, arts and crafts, writing/drawing activities and book checkouts and book giveaways and reading time in large groups and individual reading times. With the success of the program in program year 2022, the program has been amended to continue through the 2023 summer and into the 2023-2024 school year as funds allow. Qtr 4 |               |
| 2023  | The youth literacy program will continue through the 2024 summer to provide literacy outreach to low-moderate households who have been impacted financially by COVID, through YR 49 Quarter 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |
| 2024  | The youth literacy program will continue through the summer of 2025 providing services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |



|                       |                                  |  |
|-----------------------|----------------------------------|--|
| <b>PGM Year:</b>      | 2020                             |  |
| <b>Project:</b>       | 0008 - CDBG-CV CARES Act Funding |  |
| <b>IDIS Activity:</b> | 1424 - CDBGCV3- Admin            |  |

Status: Open Objective:  
Location: , Outcome:  
Matrix Code: General Program Administration (21A) National Objective:

**Activity to prevent, prepare for, and respond to Coronavirus:** Yes

**Initial Funding Date:** 09/01/2021

**Description:**

Administrative activities in support of CDBG CV-3 grant, administrative activities in support of CDBG CV-1 is located under Act #1371.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MW190002 | \$55,000.00        | \$14,608.05           | \$51,560.38             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$55,000.00</b> | <b>\$14,608.05</b>    | <b>\$51,560.38</b>      |

**Proposed Accomplishments**

**Actual Accomplishments**

|                                                          | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
| <i>Number assisted:</i>                                  | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   |              |          |               |          | 0            | 0        |               |          |
| Black/African American:                                  |              |          |               |          | 0            | 0        |               |          |
| Asian:                                                   |              |          |               |          | 0            | 0        |               |          |
| American Indian/Alaskan Native:                          |              |          |               |          | 0            | 0        |               |          |
| Native Hawaiian/Other Pacific Islander:                  |              |          |               |          | 0            | 0        |               |          |
| American Indian/Alaskan Native & White:                  |              |          |               |          | 0            | 0        |               |          |
| Asian White:                                             |              |          |               |          | 0            | 0        |               |          |
| Black/African American & White:                          |              |          |               |          | 0            | 0        |               |          |
| American Indian/Alaskan Native & Black/African American: |              |          |               |          | 0            | 0        |               |          |
| Other multi-racial:                                      |              |          |               |          | 0            | 0        |               |          |
| Asian/Pacific Islander:                                  |              |          |               |          | 0            | 0        |               |          |
| Hispanic:                                                |              |          |               |          | 0            | 0        |               |          |
| <b>Total:</b>                                            | <b>0</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>0</b>     | <b>0</b> | <b>0</b>      | <b>0</b> |

Female-headed Households:

0

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    |              |               | 0            |               |
| Low Mod          |              |               | 0            |               |
| Moderate         |              |               | 0            |               |
| Non Low Moderate |              |               | 0            |               |
| Total            | 0            | 0             | 0            | 0             |
| Percent Low/Mod  |              |               |              |               |

**Annual Accomplishments**

No data returned for this view. This might be because the applied filter excludes all data.

|                       |                                                |  |
|-----------------------|------------------------------------------------|--|
| <b>PGM Year:</b>      | 2022                                           |  |
| <b>Project:</b>       | 0003 - Economic Development                    |  |
| <b>IDIS Activity:</b> | 1504 - FOREVER ME CANCER & SPECIALITY BOUTIQUE |  |

Status: Open Objective: Create economic opportunities  
Location: 3425 E Locust St Davenport, IA 52803-3573 Outcome: Sustainability  
Matrix Code: ED Direct Financial Assistance to For- National Objective: LMJ

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/17/2023

**Description:**

A \$90K SMALL BUSINESS LOAN TO A DURABLE MEDICAL EQUIPMENT (DME) RELOCATING FROM BETTENDORF

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2022       | B22MC190002 | \$90,000.00        | \$0.00                | \$90,000.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$90,000.00</b> | <b>\$0.00</b>         | <b>\$90,000.00</b>      |

**Proposed Accomplishments**

Jobs : 3

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 0 0 0

**Income Category:**

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | # Benefitting |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2022  | PROVIDED A \$90K SMALL BUSINESS LOAN TO A DURABLE MEDICAL EQUIPMENT (DME) BUSINESS RELOCATING FROM BETTENDORF IA WITH THE OBJECTIVE A CREATING 3 FTE'S. THE FUNDS WERE USED FOR DOWN PAYMENT ON THE BUILDING. THE BUSINESS SPECIALIZES IN BREAST CANCER SURVIVOR APPERAE. THE BUSINESS IS LOCATED AT 3425 E LOCUST AND SHARES THE SPACE WITH ABSOLUTE BALANCE CHIROPRACTIC (LOAN NUMBER SBLP68).                                                                                                                                                                                                                                            |               |
| 2023  | PROVIDED A \$90K SMALL BUSINESS LOAN TO A DURABLE MEDICAL EQUIPMENT (DME) BUSINESS RELOCATING FROM BETTENDORF IA WITH THE OBJECTIVE A CREATING 3 FTE'S. THE FUNDS WERE USED FOR DOWN PAYMENT ON THE BUILDING. THE BUSINESS SPECIALIZES IN BREAST CANCER SURVIVOR APPERAE. THE BUSINESS IS LOCATED AT 3425 E LOCUST AND SHARES THE SPACE WITH ABSOLUTE BALANCE CHIROPRACTIC (LOAN NUMBER SBLP68). A MAJOR INSURANCE PROVIDER STOPPED PROVIDING PAYMENTS TO FOREVER ME FOR A 6 MONTH PERIOD. THIS CAUSED A DELAY IN THE FTE REQUIREMENT. A REMEDIATION PLAN HAS BEEN FILED AND FOREVER ME IS ON TRACK TO MEET THE REQUIREMENT BY END OF 2024. |               |

|                       |                                   |  |
|-----------------------|-----------------------------------|--|
| <b>PGM Year:</b>      | 2022                              |  |
| <b>Project:</b>       | 0002 - Housing                    |  |
| <b>IDIS Activity:</b> | 1516 - 1838 W 4th Urban Homestead |  |

|           |                                        |              |                                      |                         |
|-----------|----------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Open                                   | Objective:   | Provide decent affordable housing    |                         |
| Location: | 1838 W 4th St Davenport, IA 52802-1830 | Outcome:     | Affordability                        |                         |
|           |                                        | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/17/2023

**Description:**

Acquisition and new construction of a single-family home to sell to an eligible homebuyer using HOME funds for construction.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2018       | B18MC190002 | \$528.00           | \$0.00                | \$528.00                |
|              |              | 2019       | B19MC190002 | \$34.04            | \$0.00                | \$34.04                 |
|              |              | 2021       | B21MC190002 | \$7,135.43         | \$5,380.05            | \$6,162.79              |
|              |              | 2022       | B22MC190002 | \$21,900.52        | \$0.00                | \$13,662.80             |
|              | LA           | 2010       | B10MC190002 | \$23,400.00        | \$0.00                | \$23,400.00             |
|              | RL           |            |             | \$1,774.81         | \$884.66              | \$1,774.81              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$54,772.80</b> | <b>\$6,264.71</b>     | <b>\$45,562.44</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

|                                                          | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 0 0 0

Income Category:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                        | # Benefitting |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2022  | Acquisition and new construction of a four-bedroom home to be sold to an eligible homebuyer utilizing HOME funds. Qtr 4                                                                                                                                                                                                         |               |
| 2023  | Urban homestead project to be rehabbed and sold to an eligible homebuyer in the Fall of 2024. Section 3 will be completed at project end, to date, the Project Manager has reported a job fair and technical assistance to help Section 3 business concerns understand and bid on contracts were delivered in the program year. |               |

|                       |                         |  |
|-----------------------|-------------------------|--|
| <b>PGM Year:</b>      | 2022                    |  |
| <b>Project:</b>       | 0002 - Housing          |  |
| <b>IDIS Activity:</b> | 1520 - 228 S Hancock UH |  |

|           |                                            |              |                                      |                         |
|-----------|--------------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Open                                       | Objective:   | Provide decent affordable housing    |                         |
| Location: | 228 S Hancock Ave Davenport, IA 52802-1702 | Outcome:     | Affordability                        |                         |
|           |                                            | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/27/2023

**Description:**

Rehabilitation of a single-family house to sell to an eligible homeowner.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$200.00           | \$0.00                | \$200.00                |
|              |              | 2021       | B21MC190002 | \$13,819.70        | \$6,688.70            | \$13,819.70             |
|              |              | 2022       | B22MC190002 | \$10,143.46        | \$3,378.68            | \$4,178.68              |
|              | LA           | 2006       | B06MC190002 | \$92.54            | \$0.00                | \$92.54                 |
|              |              | 2009       | B09MC190002 | \$3,697.78         | \$0.00                | \$3,697.78              |
|              | RL           |            |             | \$27,165.22        | \$2,719.26            | \$27,165.22             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$55,118.70</b> | <b>\$12,786.64</b>    | <b>\$49,153.92</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |          |          |

**Income Category:**

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                        | # Benefitting |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2022  | Acquisition and rehab of a single family property to be sold to an eligible homebuyer as part of the Urban Homestead Program. Qtr 4                                                                                                                                                                                                                             |               |
| 2023  | Acquisition and rehab of a single family property to be sold to an eligible homebuyer as part of the Urban Homestead Program. Section 3 will be completed at project end, to date, the Project Manager has reported a job fair and technical assistance to help Section 3 business concerns understand and bid on contracts were delivered in the program year. |               |

|                       |                      |  |
|-----------------------|----------------------|--|
| <b>PGM Year:</b>      | 2022                 |  |
| <b>Project:</b>       | 0002 - Housing       |  |
| <b>IDIS Activity:</b> | 1521 - 1826 W 4th UH |  |

|           |                                        |              |                                      |                         |
|-----------|----------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Open                                   | Objective:   | Provide decent affordable housing    |                         |
| Location: | 1826 W 4th St Davenport, IA 52802-1830 | Outcome:     | Affordability                        |                         |
|           |                                        | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/27/2023

**Description:**

Rehabilitation of a single-family house to sold to an eligible Homeowner.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2018       | B18MC190002 | \$28,581.70         | \$531.70              | \$28,581.70             |
|              |              | 2019       | B19MC190002 | \$7,345.00          | \$0.00                | \$7,345.00              |
|              |              | 2020       | B20MC190002 | \$37,506.50         | \$0.00                | \$37,506.50             |
|              |              | 2021       | B21MC190002 | \$34,874.66         | \$32,521.13           | \$32,851.21             |
|              |              | 2022       | B22MC190002 | \$25,154.83         | \$16,692.15           | \$24,915.83             |
|              |              | 2023       | B23MC190002 | \$5,314.55          | \$4,947.25            | \$4,947.25              |
|              | LA           | 2006       | B06MC190002 | \$38,357.10         | \$0.00                | \$38,357.10             |
|              |              | 2008       | B08MC190002 | \$89,803.39         | \$0.00                | \$89,803.39             |
|              |              | 2009       | B09MC190002 | \$33,224.42         | \$0.00                | \$33,224.42             |
|              | RL           |            |             | \$54,114.16         | \$40,751.26           | \$54,114.16             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$354,276.31</b> | <b>\$95,443.49</b>    | <b>\$351,646.56</b>     |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 0 0 0

**Income Category:**

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                        | # Benefitting |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2022  | Acquisition and rehab of a single family property to be sold to an eligible homebuyer as part of the Urban Homestead Program. Qtr 4                                                                                                                                                                                                                             |               |
| 2023  | Acquisition and rehab of a single family property to be sold to an eligible homebuyer as part of the Urban Homestead Program. Section 3 will be completed at project end, to date, the Project Manager has reported a job fair and technical assistance to help Section 3 business concerns understand and bid on contracts were delivered in the program year. |               |

|                       |                             |  |
|-----------------------|-----------------------------|--|
| <b>PGM Year:</b>      | 2022                        |  |
| <b>Project:</b>       | 0003 - Economic Development |  |
| <b>IDIS Activity:</b> | 1524 - FURNISH 123          |  |

Status: Completed 1/30/2025 12:00:00 AM Objective: Create economic opportunities  
Location: 944 Farragut St Davenport, IA 52802-2803 Outcome: Sustainability  
Matrix Code: ED Direct Financial Assistance to For- National Objective: LMJ

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/23/2023

**Description:**

A \$108,112 SMALL BUSINESS LOAN TO A FURNITURE DISTRIBUTION BUSINESS.  
THE LOAN IS TO SUPPORT THE INSTALLATION OF A FIRE SUPPRESSION SYSTEM.  
WITHOUT THE FIRE SUPPRESSION SYSYTEM THE WAREHOUSE WOULD BE FORCED TO CLOSE DUE TO NOT MEETING THE CITY OF DAVENPORT FIRE CODE REGULATIONS.  
THIS LOAN WILL SUPPORT THE RETENTION OF 6 FTE'S.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$2,728.69          | \$0.00                | \$2,728.69              |
|              |              | 2021       | B21MC190002 | \$19,932.41         | \$0.00                | \$19,932.41             |
|              | RL           |            |             | \$85,450.90         | \$4,525.00            | \$85,450.90             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$108,112.00</b> | <b>\$4,525.00</b>     | <b>\$108,112.00</b>     |

**Proposed Accomplishments**

Jobs : 6

**Actual Accomplishments**

*Number assisted:*

|                                                          | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 6        | 1        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>6</b> | <b>1</b> |

Female-headed Households: 0 0 0

*Income Cateagory:*

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 4      |
| Moderate         | 0     | 0      | 0     | 2      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 6      |
| Percent Low/Mod  |       |        |       | 100.0% |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                                                                                     | # Benefitting |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2022  | PROVIDE A \$108k LOAN TO A FURNITURE DISTRIBUTION WAREHOUSE WITH THE OBJECTIVE OF RETAINING JOBS. AN INSPECTION BY THE DAVENPORT FIRE DEPARTMENT DETERMINED THAT A SPRINKLER SYSYTEM WAS REQUIRED BY CODE. THEY WOULD NEED TO SHUTDOWN THIER OPERATION WITHOUT THE SPRINKLER SYSTEM. THE LOAN COVERS THE COST OF THE INSTALLATION OF THE SPRINKLER SYSTEM.                                                                   |               |
| 2023  | PROVIDE A \$108k LOAN TO A FURNITURE DISTRIBUTION WAREHOUSE WITH THE OBJECTIVE OF RETAINING JOBS. AN INSPECTION BY THE DAVENPORT FIRE DEPARTMENT DETERMINED THAT A SPRINKLER SYSYTEM WAS REQUIRED BY CODE. THEY WOULD NEED TO SHUTDOWN THIER OPERATION WITHOUT THE SPRINKLER SYSTEM. THE LOAN COVERS THE COST OF THE INSTALLATION OF THE SPRINKLER SYSTEM. THE PROJECT IS EXPECTED TO BE COMPLETE IN EARLY PROGRAM YEAR 2024 |               |

|                       |                                   |  |
|-----------------------|-----------------------------------|--|
| <b>PGM Year:</b>      | 2023                              |  |
| <b>Project:</b>       | 0002 - Housing                    |  |
| <b>IDIS Activity:</b> | 1548 - 1607 W 6th Street OO YR 49 |  |

|           |                                        |              |                                      |                         |
|-----------|----------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Completed 9/24/2024 12:00:00 AM        | Objective:   | Provide decent affordable housing    |                         |
| Location: | 1607 W 6th St Davenport, IA 52802-1112 | Outcome:     | Affordability                        |                         |
|           |                                        | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 01/20/2024

Description:  
Owner occupied rehab project with eligible homeowners.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2022       | B22MC190002 | \$102.00           | \$0.00                | \$102.00                |
|              | RL           |            |             | \$27,428.00        | \$0.00                | \$27,428.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$27,530.00</b> | <b>\$0.00</b>         | <b>\$27,530.00</b>      |

Proposed Accomplishments  
Housing Units : 1

Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |          |          |
| Income Category:                                         |          |          |          |          |          |          |          |          |
|                                                          | Owner    | Renter   | Total    | Person   |          |          |          |          |
| Extremely Low                                            | 0        | 0        | 0        | 0        |          |          |          |          |
| Low Mod                                                  | 1        | 0        | 1        | 0        |          |          |          |          |
| Moderate                                                 | 0        | 0        | 0        | 0        |          |          |          |          |
| Non Low Moderate                                         | 0        | 0        | 0        | 0        |          |          |          |          |
| Total                                                    | 1        | 0        | 1        | 0        |          |          |          |          |
| Percent Low/Mod                                          | 100.0%   |          | 100.0%   |          |          |          |          |          |

| Annual Accomplishments |                                                                                   |               |  |
|------------------------|-----------------------------------------------------------------------------------|---------------|--|
| Years                  | Accomplishment Narrative                                                          | # Benefitting |  |
| 2023                   | Agreement signed for owner occupied housing project for eligible homeowner. Qtr 2 |               |  |
| 2024                   | Project completed for eligible homeowner.                                         |               |  |

|                       |                                         |                     |                                        |
|-----------------------|-----------------------------------------|---------------------|----------------------------------------|
| <b>PGM Year:</b>      | 2023                                    |                     |                                        |
| <b>Project:</b>       | 0003 - Economic Development             |                     |                                        |
| <b>IDIS Activity:</b> | 1549 - JPX2ME, LLC DBA STOMPBOX         |                     |                                        |
| <b>Status:</b>        | Completed 12/2/2024 12:00:00 AM         | <b>Objective:</b>   | Provide decent affordable housing      |
| <b>Location:</b>      | 210 E River Dr Davenport, IA 52801-1609 | <b>Outcome:</b>     | Affordability                          |
|                       |                                         | <b>Matrix Code:</b> | ED Direct Financial Assistance to For- |
|                       |                                         |                     | <b>National Objective:</b> LMJ         |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 04/05/2024

**Description:**

A \$120K small business loan with a interest rate of 2% and a 5 year payback.  
The loan is 25% forgivable once the job creation requirement is satisfied.  
The loan required the creation of 4 FTE's with 51% of the hours LMI.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$31,251.23         | \$0.00                | \$31,251.23             |
|              | RL           |            |             | \$88,748.77         | \$0.00                | \$88,748.77             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$120,000.00</b> | <b>\$0.00</b>         | <b>\$120,000.00</b>     |

**Proposed Accomplishments**

Jobs : 4

**Actual Accomplishments**

Number assisted:

|                                                          | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 7        | 1        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 1        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>8</b> | <b>1</b> |

Female-headed Households:

0 0 0

Income Category:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 2      |
| Low Mod          | 0     | 0      | 0     | 4      |
| Moderate         | 0     | 0      | 0     | 2      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 8      |
| Percent Low/Mod  |       |        |       | 100.0% |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                                                                                                                                                                                                                               | # Benefitting |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2023  | A \$120K loan to a micro brewery to purchase equipment and inventory. The loan terms are 2% interest with 5 year payback and a job creation of 4 FTE with 51% of the hours going to LMI individuals. The loan is 25% forgivable once the FTE requirement is satisfied. |               |



|                       |                             |  |
|-----------------------|-----------------------------|--|
| <b>PGM Year:</b>      | 2023                        |  |
| <b>Project:</b>       | 0003 - Economic Development |  |
| <b>IDIS Activity:</b> | 1550 - QC Psychotherapy     |  |

|           |                                           |              |                                        |
|-----------|-------------------------------------------|--------------|----------------------------------------|
| Status:   | Completed 2/5/2025 12:00:00 AM            | Objective:   | Create economic opportunities          |
| Location: | 2805 Eastern Ave Davenport, IA 52803-2074 | Outcome:     | Sustainability                         |
|           |                                           | Matrix Code: | ED Direct Financial Assistance to For- |
|           |                                           |              | National Objective: LMJ                |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/07/2024

#### Description:

A small business loan for a mental health and counseling outpatient clinic.  
The loan provides a \$120K loan at 2% with a 5 year payback with 4 new FTE's .  
The loan requires that 51% of the new hires be of low to moderate income individuals.  
The loan is 25% forgivable once the the job requiremnet is satisfied.

#### Financing

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$70,715.74         | \$0.00                | \$70,715.74             |
|              |              | 2021       | B21MC190002 | \$39,426.03         | \$0.00                | \$39,426.03             |
|              | RL           |            |             | \$9,858.23          | \$0.00                | \$9,858.23              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$120,000.00</b> | <b>\$0.00</b>         | <b>\$120,000.00</b>     |

#### Proposed Accomplishments

Jobs : 4

#### Actual Accomplishments

Number assisted:

|                                                          | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 6        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>6</b> | <b>0</b> |

Female-headed Households: 0 0 0

Income Cateaarv:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 1      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 3      |
| Non Low Moderate | 0     | 0      | 0     | 2      |
| Total            | 0     | 0      | 0     | 6      |
| Percent Low/Mod  |       |        |       | 66.7%  |

#### Annual Accomplishments

| Years | Accomplishment Narrative                                                                                                                                                                                                                                                                                                                                                             | # Benefitting |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2023  | A \$120K loan to a psychotherapy office with a 2% interset rate and a 5 year payback. The loan is 25% forgivable once the job creation requirement is satisfied. The program provides \$30K per new FTE created. 4 new FTE's are required with 51% of the new hours going to LMI individuals. The funds will be used for down payment on a new building and other start up expenses. |               |
| 2024  | A \$120K loan to a psychotherapy office with a 2% interest rate and a 5 year payback. The loan is 25% forgivable once the job creation requirement is satisfied. The program provides \$30K per new FTE created. 4 new FTE's are required with 51% of the new hours going to LMI individuals. The funds will be used for down payment on a new building and other start up expenses. |               |

Status: Completed 3/10/2025 12:00:00 AM  
Location: 803 S Concord St Davenport, IA 52802-2018

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

**Initial Funding Date:** 05/17/2024

Owner occupied rehab project for eligible homeowner.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2023       | B23MC190002 | \$15,778.00        | \$15,778.00           | \$15,778.00             |
|              | RL           |            |             | \$14,200.00        | \$14,200.00           | \$14,200.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$29,978.00</b> | <b>\$29,978.00</b>    | <b>\$29,978.00</b>      |

Housing Units : 1

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

1                      0                      1

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2023  | Exterior rehab project for eligible homeowner. |               |

|      |                    |
|------|--------------------|
| 2024 | Project Completed. |
|------|--------------------|

|                       |                                        |  |
|-----------------------|----------------------------------------|--|
| <b>PGM Year:</b>      | 2023                                   |  |
| <b>Project:</b>       | 0002 - Housing                         |  |
| <b>IDIS Activity:</b> | 1552 - 2001 W 5th Street Dream 5 YR 49 |  |

|           |                                        |              |                                      |                         |
|-----------|----------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Completed 6/18/2025 12:00:00 AM        | Objective:   | Provide decent affordable housing    |                         |
| Location: | 2001 W 5th St Davenport, IA 52802-1007 | Outcome:     | Availability/accessibility           |                         |
|           |                                        | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 05/20/2024

Description:  
Owner occupied exterior rehab project.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2023       | B23MC190002 | \$24,160.00        | \$24,160.00           | \$24,160.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,160.00</b> | <b>\$24,160.00</b>    | <b>\$24,160.00</b>      |

Proposed Accomplishments  
Housing Units : 1

### Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        |          | 0        |
| Black/African American:                                  | 1        | 1        | 0        | 0        | 1        | 1        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 1 0 1

| Income Category: |        |        |        |        |
|------------------|--------|--------|--------|--------|
|                  | Owner  | Renter | Total  | Person |
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

### Annual Accomplishments

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2023  | Exterior rehab project for eligible homeowner. |               |
| 2024  | Project is complete. Qtr 4                     |               |

Status: Completed 6/24/2025 12:00:00 AM  
Location: 2723 Whitewood Ave Davenport, IA 52802-1516

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

**Initial Funding Date:** 05/20/2024

Owner occupied exterior rehab project.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$20,071.63        | \$20,071.63           | \$20,071.63             |
|              |              | 2023       | B23MC190002 | \$20,728.37        | \$20,728.37           | \$20,728.37             |
|              | RL           |            |             | \$78.00            | \$78.00               | \$78.00                 |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$40,878.00</b> | <b>\$40,878.00</b>    | <b>\$40,878.00</b>      |

Housing Units : 1

*Number assisted:*

| Owner |          | Renter |          | Total |          | Person |          |
|-------|----------|--------|----------|-------|----------|--------|----------|
| Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |

|                           |   |   |   |
|---------------------------|---|---|---|
| Female-headed Households: | 1 | 0 | 1 |
|---------------------------|---|---|---|

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2024  | Project completed, demographics entered. Qtr 4 |               |

Status: Completed 3/10/2025 12:00:00 AM  
Location: 1316 S Fairmount St Davenport, IA 52802-3617

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 05/20/2024

**Description:**  
Owner occupied exterior rehab project.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2023       | B23MC190002 | \$28,939.22        | \$28,939.22           | \$28,939.22             |
|              | RL           |            |             | \$5,213.78         | \$5,213.78            | \$5,213.78              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$34,153.00</b> | <b>\$34,153.00</b>    | <b>\$34,153.00</b>      |

Housing Units : 1

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households:

## Income Category:

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2023  | Exterior rehab project for eligible homeowner. |               |
| 2024  | Project Completed                              |               |

ssen Dream 5 YR 49

**Objective:** Provide decent affordable housing

Outcome: Affordability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

No

05/29/2024

**Description:**

Owner occupied rehab for an eligible homeowner.

## Financing

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2023       | B23MC190002 | \$31,981.00        | \$31,981.00           | \$31,981.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$31,981.00</b> | <b>\$31,981.00</b>    | <b>\$31,981.00</b>      |

[illegible]

Housing Units : 1

### Actual Accomplishments

*Number assisted:*

[illegible]

Female-headed Households:

0 0 0

Income Category:

| Income Category: | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |

Percent Low/Mod

### Annual Accomplishments

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2023  | Exterior rehab project for eligible homeowner. |               |
| 2024  | Project is nearing completion. Qtr 4           |               |

|                       |                                        |                            |                                      |
|-----------------------|----------------------------------------|----------------------------|--------------------------------------|
| <b>PGM Year:</b>      | 2023                                   |                            |                                      |
| <b>Project:</b>       | 0002 - Housing                         |                            |                                      |
| <b>IDIS Activity:</b> | 1556 - 408 E 12th Street Dream 5 YR 49 |                            |                                      |
| <b>Status:</b>        | Completed 6/26/2025 12:00:00 AM        | <b>Objective:</b>          | Provide decent affordable housing    |
| <b>Location:</b>      | 408 E 12th St Davenport, IA 52803-4432 | <b>Outcome:</b>            | Affordability                        |
|                       |                                        | <b>Matrix Code:</b>        | Rehab; Single-Unit Residential (14A) |
|                       |                                        | <b>National Objective:</b> | LMH                                  |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/29/2024

**Description:**

Owner occupied rehab project for an eligible homeowner.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2023       | B23MC190002 | \$24,025.00        | \$24,025.00           | \$24,025.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,025.00</b> | <b>\$24,025.00</b>    | <b>\$24,025.00</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| <i>Number assisted:</i>                                  | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
|                                                          | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   | 1            | 0        | 0             | 0        | 1            | 0        | 0             | 0        |
| Black/African American:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian:                                                   | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> |

Female-headed Households: 1 0 1

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    | 0            | 0             | 0            | 0             |
| Low Mod          | 1            | 0             | 1            | 0             |
| Moderate         | 0            | 0             | 0            | 0             |
| Non Low Moderate | 0            | 0             | 0            | 0             |
| Total            | 1            | 0             | 1            | 0             |
| Percent Low/Mod  | 100.0%       |               | 100.0%       |               |

**Annual Accomplishments**

| <b>Years</b> | <b>Accomplishment Narrative</b>                | <b># Benefitting</b> |
|--------------|------------------------------------------------|----------------------|
| 2023         | Exterior rehab project for eligible homeowner. |                      |
| 2024         | Completed project. Qtr 4                       |                      |

|           |                                             |                     |                                      |
|-----------|---------------------------------------------|---------------------|--------------------------------------|
| Status:   | Completed 12/31/2024 12:00:00 AM            | Objective:          | Provide decent affordable housing    |
| Location: | 1912 Rockingham Rd Davenport, IA 52802-2825 | Outcome:            | Affordability                        |
|           |                                             | Matrix Code:        | Rehab; Single-Unit Residential (14A) |
|           |                                             | National Objective: | LMH                                  |

Owner occupied rehab for an eligible homeowner.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | LA           | 2006       | B06MC190002 | \$521.09           | \$0.00                | \$521.09                |
|              |              | 2007       | B07MC190002 | \$4,849.71         | \$0.00                | \$4,849.71              |
|              |              | 2008       | B08MC190002 | \$19,164.15        | \$0.00                | \$19,164.15             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,534.95</b> | <b>\$0.00</b>         | <b>\$24,534.95</b>      |

Housing Units : 1

Number assisted:

| Owner |          | Renter |          | Total |          | Person |          |
|-------|----------|--------|----------|-------|----------|--------|----------|
| Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |

Female-headed Households:

Income Category:

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                                      | # Benefitting |
|-------|---------------------------------------------------------------|---------------|
| 2023  | Exterior rehab project for eligible homeowner.                |               |
| 2024  | Owner-occupied exterior rehab project for eligible homeowner. |               |



|                |                                            |              |                                      |                     |     |
|----------------|--------------------------------------------|--------------|--------------------------------------|---------------------|-----|
| PGM Year:      | 2023                                       |              |                                      |                     |     |
| Project:       | 0002 - Housing                             |              |                                      |                     |     |
| IDIS Activity: | 1558 - 206 S Elmwood Ave Dream 5 YR49      |              |                                      |                     |     |
| Status:        | Completed 6/26/2025 12:00:00 AM            | Objective:   | Create suitable living environments  |                     |     |
| Location:      | 206 S Elmwood Ave Davenport, IA 52802-2171 | Outcome:     | Affordability                        |                     |     |
|                |                                            | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: | LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 06/24/2024

Description:  
Exterior rehab program for eligible homeowner.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2023       | B23MC190002 | \$14,878.38   | \$14,878.38           | \$14,878.38             |
|           | RL        |            |             | \$18,249.62   | \$18,249.62           | \$18,249.62             |
| Total     | Total     |            |             | \$33,128.00   | \$33,128.00           | \$33,128.00             |

Proposed Accomplishments  
Housing Units : 1

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 1     | 1        | 0      | 0        | 1     | 1        | 0      | 0        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 1     | 1        | 0      | 0        | 1     | 1        | 0      | 0        |
| Female-headed Households:                                | 1     |          | 0      |          | 1     |          |        |          |

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

Annual Accomplishments

| Years | Accomplishment Narrative                             | # Benefitting |
|-------|------------------------------------------------------|---------------|
| 2023  | Dream 5 exterior rehab for eligible homeowner. Qtr 4 |               |
| 2024  | Project is complete Qtr 4                            |               |

Ave #102 OO YR49

Objective: Create suitable living environments

Outcome: Affordability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

No

06/24/2024

**Description:**

Owner occupied rehab program for eligible home owner.

## Financing

| Grant Year | Grant | Funded Amount     | Drawn In Program Year | Drawn Thru Program Year |
|------------|-------|-------------------|-----------------------|-------------------------|
|            |       | \$9,490.00        | \$0.00                | \$9,490.00              |
|            |       | <b>\$9,490.00</b> | <b>\$0.00</b>         | <b>\$9,490.00</b>       |

| Proposed Accomplishments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. <b>Improve the quality of the curriculum.</b> The curriculum is being reviewed and revised to ensure it is up-to-date and reflects the latest research and best practices in the field. This includes updating the content, adding new resources, and revising the assessment tools.</p> <p>2. <b>Enhance the quality of the instruction.</b> The faculty is being provided with ongoing professional development opportunities, including workshops, conferences, and peer observations. This will help them stay current in their field and improve their teaching skills.</p> <p>3. <b>Improve the quality of the student learning experience.</b> The program is implementing a variety of strategies to engage students and promote active learning, including group work, problem-based learning, and experiential learning. This will help students develop the skills and knowledge they need to succeed in their field.</p> |

Housing Units : 1

### Actual Accomplishments

*Number assisted:*

| Owner |          | Renter |          | Total |          | Person |          |
|-------|----------|--------|----------|-------|----------|--------|----------|
| Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |

Female-headed Households:

1

0

1

Income Category:

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

### Annual Accomplishments

| Narrative                             | # Benefitting |
|---------------------------------------|---------------|
| Rehab for eligible homeowner.         |               |
| Rehab project for eligible homeowner. |               |



PGM Year: 2023

Project: 0002 - Housing

IDIS Activity: 1561 - 1542 W 14th Street Accessibility YR 49

Status: Completed 2/20/2025 12:00:00 AM

Location: 1542 W 14th St Davenport, IA 52804-4008

Objective: Create suitable living environments

Outcome: Affordability

Matrix Code: Rehab; Single-Unit Residential (14A)

National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/28/2024

Description:

Accessibility project for eligible homeowner.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2023       | B23MC190002 | \$24,945.00        | \$24,945.00           | \$24,945.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,945.00</b> | <b>\$24,945.00</b>    | <b>\$24,945.00</b>      |

#### Proposed Accomplishments

Housing Units : 1

#### Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |          |          |

#### Income Category:

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

#### Annual Accomplishments

| Years | Accomplishment Narrative                                     | # Benefitting |
|-------|--------------------------------------------------------------|---------------|
| 2023  | Accessibility project for eligible homeowner. Through Qtr 4. |               |
| 2024  | Completed accessibility project for eligible homeowner.      |               |

PGM Year:

2023

Project:

0004 - Infrastructure and Area Benefit

IDIS Activity:

1563 - Washington Street Alley Infrastructure YR 49

Status:

Completed 2/27/2025 12:00:00 AM

Objective:

Create suitable living environments

Location:

1622 Washington St Davenport, IA 52804-3639

Outcome:

Availability/accessibility

Matrix Code:

Street Improvements (03K)

National Objective:

LMA

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 07/05/2024

Description:  
Washington Street Alley Infrastructure improvement project utilizing CDBG.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2019       | B19MC190002 | \$36,444.60   | \$36,444.60           | \$36,444.60             |
|           |           | 2020       | B20MC190002 | \$12,353.66   | \$12,353.66           | \$12,353.66             |
|           |           | 2021       | B21MC190002 | \$993.69      | \$993.69              | \$993.69                |
|           |           | 2022       | B22MC190002 | \$266,900.65  | \$266,900.65          | \$266,900.65            |
|           | RL        | 2023       | B23MC190002 | \$100,162.27  | \$100,162.27          | \$100,162.27            |
| Total     |           | Total      |             | \$230,119.47  | \$230,119.47          | \$230,119.47            |
|           |           |            |             | \$646,974.34  | \$646,974.34          | \$646,974.34            |

Proposed Accomplishments  
People (General) : 120  
Total Population in Service Area: 120  
Census Tract Percent Low / Mod: 81.60

| Annual Accomplishments |                          |               |
|------------------------|--------------------------|---------------|
| Years                  | Accomplishment Narrative | # Benefitting |
| 2024                   | Project completed.       |               |

PGM Year:2024

Project:0001 - City Administration/ Planning

IDIS Activity:1565 - CITY ADMINISTRATION/PLANNING

Status:Open

Location: ,

Objective:

Outcome:

Matrix Code:General Program Administration (21A)

National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
COORDINATES, ADMINISTERS, AND MONITORS HOME ARP PROGRAM; PREPARES REPORTS AND PLAN REQUIRED BY HUD; PREPARES ENVIRONMENTAL AND HISTORIC PRESERVATION STUDIES.

HUD does not require the reporting of beneficiaries for planning and administration activities, nor does the template provided by HUD allow space for such reporting. However, it is important to note that none of the other activities funded with HOME-ARP is program year would have been possible without the regulatory and administrative compliance activities carried out under the planning and administration IDIS activity. Therefore, the beneficiaries of all other IDIS activities are also beneficiaries of the planning and administration activity.

|       | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
|-------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
| CDBG  | EN        | 2023       | B23MC190002 | \$20,000.00   | \$20,000.00           | \$20,000.00             |
|       |           | 2024       | B24MC190002 | \$328,002.00  | \$190,205.34          | \$190,205.34            |
|       | PI        |            |             | \$589.50      | \$589.50              | \$589.50                |
| Total | Total     |            |             | \$348,591.50  | \$210,794.84          | \$210,794.84            |

Proposed Accomplishments

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   |       |          |        |          | 0     | 0        |        |          |
| Black/African American:                                  |       |          |        |          | 0     | 0        |        |          |
| Asian:                                                   |       |          |        |          | 0     | 0        |        |          |
| American Indian/Alaskan Native:                          |       |          |        |          | 0     | 0        |        |          |
| Native Hawaiian/Other Pacific Islander:                  |       |          |        |          | 0     | 0        |        |          |
| American Indian/Alaskan Native & White:                  |       |          |        |          | 0     | 0        |        |          |
| Asian White:                                             |       |          |        |          | 0     | 0        |        |          |
| Black/African American & White:                          |       |          |        |          | 0     | 0        |        |          |
| American Indian/Alaskan Native & Black/African American: |       |          |        |          | 0     | 0        |        |          |
| Other multi-racial:                                      |       |          |        |          | 0     | 0        |        |          |
| Asian/Pacific Islander:                                  |       |          |        |          | 0     | 0        |        |          |
| Hispanic:                                                |       |          |        |          | 0     | 0        |        |          |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Female-headed Households:                                |       |          |        |          | 0     |          |        |          |

Income Category:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    |       |        | 0     |        |
| Low Mod          |       |        | 0     |        |
| Moderate         |       |        | 0     |        |
| Non Low Moderate |       |        | 0     |        |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

|                |                                                                               |                                                   |
|----------------|-------------------------------------------------------------------------------|---------------------------------------------------|
| PGM Year:      | 2024                                                                          |                                                   |
| Project:       | 0002 - Housing                                                                |                                                   |
| IDIS Activity: | 1566 - HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION O/O & Emergency RLF |                                                   |
| Status:        | Open                                                                          | Objective: Provide decent affordable housing      |
| Location:      | 226 W 4th St Davenport, IA 52801-1308                                         | Outcome: Affordability                            |
|                |                                                                               | Matrix Code: Rehab; Single-Unit Residential (14A) |
|                |                                                                               | National Objective: LMH                           |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 12/13/2024

Description:  
Funding allocated to a fund for assisting housing and neighborhood revitalization activities.  
Types of projects assisted will include: accessibility, downpayment assistance, rehabilitation, acquisitionrehabresale.  
Accomplishments for this activity will be reported in the individual IDIS activity numbers for the loans generated.  
Separate activities will be set up for each type of activity assisted.  
Accomplishments for the Housing RLF can be found in the individual IDIS activities associated with the RLF.  
These include IDIS activity numbers: 1516,1520,1521,1548,1551,1559,1589,1590,1591

|       | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
|-------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
| CDBG  | EN        | 2022       | B22MC190002 | \$101,421.21  | \$0.00                | \$0.00                  |
|       |           | 2023       | B23MC190002 | \$279,749.56  | \$0.00                | \$0.00                  |
|       |           | 2024       | B24MC190002 | \$108,547.05  | \$0.00                | \$0.00                  |
| Total | Total     |            |             | \$489,717.82  | \$0.00                | \$0.00                  |

Proposed Accomplishments  
Housing Units : 8

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Female-headed Households:                                | 0     |          | 0      |          | 0     |          |        |          |

| Income Cateaarv: | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

Annual Accomplishments  
No data returned for this view. This might be because the applied filter excludes all data.

|                |                                                                                             |                                                   |
|----------------|---------------------------------------------------------------------------------------------|---------------------------------------------------|
| PGM Year:      | 2024                                                                                        |                                                   |
| Project:       | 0002 - Housing                                                                              |                                                   |
| IDIS Activity: | 1567 - HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 ACCESSIBILITY PROGRAM |                                                   |
| Status:        | Open                                                                                        | Objective: Provide decent affordable housing      |
| Location:      | 226 W 4th St Davenport, IA 52801-1308                                                       | Outcome: Affordability                            |
|                |                                                                                             | Matrix Code: Rehab; Single-Unit Residential (14A) |
|                |                                                                                             | National Objective: LMH                           |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 12/13/2024

Description:  
Provides funding for accessibility improvements such as wheelchair ramps/lifts, grab bars, accessible showers.  
Funding is available citywide.  
Funding is from the Housing Rehabilitation & Neighborhood Revitalization revolving loan fund.  
Accomplishments for the accessibility program can be found in the individual IDIS activities associated with the program.  
These include IDIS activity numbers: 1560,1561,1587,1588,1592

|       | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
|-------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
| CDBG  | EN        | 2024       | B24MC190002 | \$36,286.00   | \$0.00                | \$0.00                  |
| Total | Total     |            |             | \$36,286.00   | \$0.00                | \$0.00                  |

Proposed Accomplishments  
Housing Units : 6

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |

Female-headed Households: 0 0 0

| Income Category: | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

Annual Accomplishments  
No data returned for this view. This might be because the applied filter excludes all data.



|                       |                                                                                              |                            |                                    |
|-----------------------|----------------------------------------------------------------------------------------------|----------------------------|------------------------------------|
| <b>PGM Year:</b>      | 2024                                                                                         |                            |                                    |
| <b>Project:</b>       | 0002 - Housing                                                                               |                            |                                    |
| <b>IDIS Activity:</b> | 1568 - HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 DOWNPAYMENT ASSISTANCE |                            |                                    |
| <b>Status:</b>        | Open                                                                                         | <b>Objective:</b>          | Provide decent affordable housing  |
| <b>Location:</b>      | 226 W 4th St Davenport, IA 52801-1308                                                        | <b>Outcome:</b>            | Affordability                      |
|                       |                                                                                              | <b>Matrix Code:</b>        | Homeownership Assistance-excluding |
|                       |                                                                                              | <b>National Objective:</b> | LMH                                |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 12/13/2024

#### Description:

Income eligible homebuyers will be assisted with up to 50% of the lender required downpayment plus all reasonabletraditional closing costs towards downpayment and closing costs to purchase single family, owner occupied homes in Davenport.

Funding is from the Housing Rehabilitation & Neighborhood Revitalization revolving loan fund.

#### Financing

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$65,646.13        | \$19,613.14           | \$19,613.14             |
|              | RL           |            |             | \$4,353.87         | \$4,353.87            | \$4,353.87              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$70,000.00</b> | <b>\$23,967.01</b>    | <b>\$23,967.01</b>      |

#### Proposed Accomplishments

Households (General) : 15

#### Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 2        | 0        | 0        | 0        | 2        | 0        | 0        | 0        |
| Black/African American:                                  | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>3</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>3</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 1 0 1

#### Income Categories:

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 3      | 0      | 3      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 3      | 0      | 3      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

#### Annual Accomplishments

| Years | Accomplishment Narrative                                                                           | # Benefitting |
|-------|----------------------------------------------------------------------------------------------------|---------------|
| 2024  | The program assisted three eligible homebuyers with down payment and eligible closing costs. Qtr 4 |               |

|           |                                       |                     |                                      |
|-----------|---------------------------------------|---------------------|--------------------------------------|
| Status:   | Open                                  | Objective:          | Provide decent affordable housing    |
| Location: | 226 W 4th St Davenport, IA 52801-1308 | Outcome:            | Affordability                        |
|           |                                       | Matrix Code:        | Rehab; Single-Unit Residential (14A) |
|           |                                       | National Objective: | LMH                                  |

**Initial Funding Date:** 12/13/2024

Funding is from the Housing Rehabilitation & Neighborhood Revitalization revolving loan fund.

These include IDIS activity numbers: 1594,1595,1596,1597,1598,1599,1600

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$77,792.43        | \$0.00                | \$0.00                  |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$77,792.43</b> | <b>\$0.00</b>         | <b>\$0.00</b>           |

Housing Units : 10

[illegible]

Female-headed Households:

## Income Category:

| Income Category  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

### Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

|                       |                                       |                     |                                     |                            |     |
|-----------------------|---------------------------------------|---------------------|-------------------------------------|----------------------------|-----|
| <b>PGM Year:</b>      | 2024                                  |                     |                                     |                            |     |
| <b>Project:</b>       | 0002 - Housing                        |                     |                                     |                            |     |
| <b>IDIS Activity:</b> | 1571 - HOUSING REHAB STAFF - CDBG     |                     |                                     |                            |     |
| <b>Status:</b>        | Open                                  | <b>Objective:</b>   | Provide decent affordable housing   |                            |     |
| <b>Location:</b>      | 226 W 4th St Davenport, IA 52801-1308 | <b>Outcome:</b>     | Affordability                       |                            |     |
|                       |                                       | <b>Matrix Code:</b> | Rehabilitation Administration (14H) | <b>National Objective:</b> | LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/23/2024

Description:

Staff provides rehabilitation services to homeowners, homebuyers and developers of affordable housing. This could include rehabilitation counseling, preparation of work specifications, loan processing, inspections and other services related to assisting owners, tenants, contractors and other entities participating or seeking to participate in rehabilitation activities. Programs carried out include owner occupied rehabilitation, urban homestead, emergency repair loans, accessibility, affordable single family new construction, and rental unit production. Also includes operation and oversight of the Housing Rehabilitation and Neighborhood Revitalization Fund, including monitoring for compliance and payment receipt and processing.

Activity accomplishments for this year are reported in other activity numbers:  
1516,1520,1521,1548,1551,1552,1553,1554,1555,1556,1557,1558,1559,1560,1561,1587,1588,1589,1590,1591,1592,1593,1594,1595,1596,1597,1598,1599,1600

Financing

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2023       | B23MC190002 | \$20,000.00         | \$20,000.00           | \$20,000.00             |
|              |              | 2024       | B24MC190002 | \$353,765.00        | \$255,807.16          | \$255,807.16            |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$373,765.00</b> | <b>\$275,807.16</b>   | <b>\$275,807.16</b>     |

Proposed Accomplishments

Actual Accomplishments

| Number assisted:                                         | Owner        |               | Renter       |               | Total    |          | Person   |          |
|----------------------------------------------------------|--------------|---------------|--------------|---------------|----------|----------|----------|----------|
|                                                          | Total        | Hispanic      | Total        | Hispanic      | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0            | 0             | 0            | 0             | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b>      | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| Female-headed Households:                                | 0            |               | 0            |               | 0        |          |          |          |
| <i>Income Categories:</i>                                | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |          |          |          |          |
| Extremely Low                                            | 0            | 0             | 0            | 0             |          |          |          |          |
| Low Mod                                                  | 0            | 0             | 0            | 0             |          |          |          |          |
| Moderate                                                 | 0            | 0             | 0            | 0             |          |          |          |          |
| Non Low Moderate                                         | 0            | 0             | 0            | 0             |          |          |          |          |
| Total                                                    | 0            | 0             | 0            | 0             |          |          |          |          |
| Percent Low/Mod                                          |              |               |              |               |          |          |          |          |

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



|           |                                       |                     |                               |
|-----------|---------------------------------------|---------------------|-------------------------------|
| Status:   | Open                                  | Objective:          | Create economic opportunities |
| Location: | 226 W 4th St Davenport, IA 52801-1308 | Outcome:            | Availability/accessibility    |
|           |                                       | Matrix Code:        | ED Technical Assistance (18B) |
|           |                                       | National Objective: | LMI                           |

**Initial Funding Date:** 01/10/2025

Staff provides assistance to businesses looking to locate, relocate or expand in Davenport. This could include analysis of projects, loan underwriting, and loans and grants directly to businesses. The two programs carried out are Downtown Davenport Jobs and Small Business Loan Program. Accomplishments are reported in other IDIS activity numbers related to economic development loans. Activities assisted include IDIS activity numbers: 1504,1524,1549,1550,1586

|              | Fund Type    | Grant Year | Grant | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------|--------------------|-----------------------|-------------------------|
| CDBG         | RL           |            |       | \$41,387.49        | \$41,387.49           | \$41,387.49             |
| <b>Total</b> | <b>Total</b> |            |       | <b>\$41,387.49</b> | <b>\$41,387.49</b>    | <b>\$41,387.49</b>      |

[illegible]

|                           |   |   |   |
|---------------------------|---|---|---|
| Female-headed Households: | 0 | 0 | 0 |
|---------------------------|---|---|---|

| Income Category: | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year:

2024

Project:

0005 - Low-Mod Clientele and Public Services

IDIS Activity:

1574 - BIG BROTHERS BIG SISTERS OF THE QUAD CITIES

Status:

Open

Objective:

Create suitable living environments

Location:

3247 E 35th Street Ct Davenport, IA 52807-2501

Outcome:

Availability/accessibility

Matrix Code:

Youth Services (05D)

National Objective:

LMC

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
Provides an adult mentor to at risk youth.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$31,572.00   | \$31,572.00           | \$31,572.00             |
| Total     | Total     |            |             | \$31,572.00   | \$31,572.00           | \$31,572.00             |

Proposed Accomplishments

People (General) : 226

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 34     | 6        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 14     | 1        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 9      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 2      | 1        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 59     | 8        |

Female-headed Households: 0 0 0

Income Categories:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 27     |
| Low Mod          | 0     | 0      | 0     | 16     |
| Moderate         | 0     | 0      | 0     | 13     |
| Non Low Moderate | 0     | 0      | 0     | 3      |
| Total            | 0     | 0      | 0     | 59     |
| Percent Low/Mod  |       |        |       | 94.9%  |

Annual Accomplishments

| Years | Accomplishment Narrative            | # Benefitting |
|-------|-------------------------------------|---------------|
| 2024  | Beneficiaries entered through Qtr 4 |               |

PGM Year:2024

Project:0005 - Low-Mod Clientele and Public Services

IDIS Activity:1575 - BOYS AND GIRLS CLUB

Status:Completed 3/10/2025 12:00:00 AM

Objective:Create suitable living environments

Location:1702 N Main St Davenport, IA 52803-4845

Outcome:Availability/accessibility

Matrix Code:Youth Services (05D)

National Objective:LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/23/2024

Description:

SUPPORT SERVICES TO PROVIDE A SAFE PLACE WITH STRUCTURED PROGRAMS FOR YOUTH AGES 6-17.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$6,540.00    | \$6,540.00            | \$6,540.00              |
| Total     | Total     |            |             | \$6,540.00    | \$6,540.00            | \$6,540.00              |

Proposed Accomplishments

People (General) : 55

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 4      | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 10     | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 7      | 0        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 22     | 0        |

Female-headed Households: 0 0 0

Income Categories:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 13     |
| Low Mod          | 0     | 0      | 0     | 5      |
| Moderate         | 0     | 0      | 0     | 3      |
| Non Low Moderate | 0     | 0      | 0     | 1      |
| Total            | 0     | 0      | 0     | 22     |
| Percent Low/Mod  |       |        |       | 95.5%  |

Annual Accomplishments

| Years | Accomplishment Narrative           | # Benefitting |
|-------|------------------------------------|---------------|
| 2024  | Program completed October 1, 2024. |               |

|                       |                                              |  |
|-----------------------|----------------------------------------------|--|
| <b>PGM Year:</b>      | 2024                                         |  |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services |  |
| <b>IDIS Activity:</b> | 1576 - CASI                                  |  |

|           |                                             |              |                                     |                         |
|-----------|---------------------------------------------|--------------|-------------------------------------|-------------------------|
| Status:   | Open                                        | Objective:   | Create suitable living environments |                         |
| Location: | 1035 W Kimberly Rd Davenport, IA 52806-5709 | Outcome:     | Availability/accessibility          |                         |
|           |                                             | Matrix Code: | Senior Services (05A)               | National Objective: LMC |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
Provides senior advocates, case management, and supportive services for low and moderate income seniors.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$24,682.00        | \$24,682.00           | \$24,682.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,682.00</b> | <b>\$24,682.00</b>    | <b>\$24,682.00</b>      |

Proposed Accomplishments  
People (General) : 1,500

Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person     |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|------------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total      | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 271        | 1        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 116        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 4          | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 3          | 1        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 2          | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 1          | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 3          | 2        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>400</b> | <b>4</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |            |          |
| Income Category:                                         | Owner    | Renter   | Total    | Person   |          |          |            |          |
| Extremely Low                                            | 0        | 0        | 0        | 301      |          |          |            |          |
| Low Mod                                                  | 0        | 0        | 0        | 90       |          |          |            |          |
| Moderate                                                 | 0        | 0        | 0        | 6        |          |          |            |          |
| Non Low Moderate                                         | 0        | 0        | 0        | 3        |          |          |            |          |
| Total                                                    | 0        | 0        | 0        | 400      |          |          |            |          |
| Percent Low/Mod                                          |          |          |          | 99.3%    |          |          |            |          |

Annual Accomplishments

| Years | Accomplishment Narrative                | # Benefitting |
|-------|-----------------------------------------|---------------|
| 2024  | Beneficiaries entered through Quarter 4 |               |



|                       |                                              |                     |                                     |                            |     |
|-----------------------|----------------------------------------------|---------------------|-------------------------------------|----------------------------|-----|
| <b>PGM Year:</b>      | 2024                                         |                     |                                     |                            |     |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services |                     |                                     |                            |     |
| <b>IDIS Activity:</b> | 1577 - COMMON CHORD                          |                     |                                     |                            |     |
| <b>Status:</b>        | Canceled 1/30/2025 4:27:24 PM                | <b>Objective:</b>   | Create suitable living environments |                            |     |
| <b>Location:</b>      | 129 N Main St Davenport, IA 52801-1808       | <b>Outcome:</b>     | Availability/accessibility          |                            |     |
|                       |                                              | <b>Matrix Code:</b> | Youth Services (05D)                | <b>National Objective:</b> | LMC |

**Activity to prevent, prepare for, and respond to Coronavirus:** No  
**Initial Funding Date:** 10/23/2024

**Description:**  
 Music education outreach and mentorship program to low and moderate income youth.

**Financing**  
 No data returned for this view. This might be because the applied filter excludes all data.

**Proposed Accomplishments**  
 People (General) : 50

**Actual Accomplishments**

| Number assisted:                                         | Owner        |               | Renter       |          | Total    |          | Person        |          |
|----------------------------------------------------------|--------------|---------------|--------------|----------|----------|----------|---------------|----------|
|                                                          | Total        | Hispanic      | Total        | Hispanic | Total    | Hispanic | Total         | Hispanic |
| White:                                                   | 0            | 0             | 0            | 0        | 0        | 0        |               | 0        |
| Black/African American:                                  | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Asian:                                                   | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0             | 0            | 0        | 0        | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>      | <b>0</b> |
| Female-headed Households:                                | 0            |               | 0            |          | 0        |          |               |          |
| <i>Income Category:</i>                                  |              |               |              |          |          |          |               |          |
|                                                          | <b>Owner</b> | <b>Renter</b> | <b>Total</b> |          |          |          | <b>Person</b> |          |
| Extremely Low                                            | 0            | 0             | 0            |          |          |          | 0             |          |
| Low Mod                                                  | 0            | 0             | 0            |          |          |          | 0             |          |
| Moderate                                                 | 0            | 0             | 0            |          |          |          | 0             |          |
| Non Low Moderate                                         | 0            | 0             | 0            |          |          |          | 0             |          |
| Total                                                    | 0            | 0             | 0            |          |          |          | 0             |          |
| Percent Low/Mod                                          |              |               |              |          |          |          |               |          |

**Annual Accomplishments**  
 No data returned for this view. This might be because the applied filter excludes all data.

PGM Year:2024

Project:0005 - Low-Mod Clientele and Public Services

IDIS Activity:1578 - FAMILY RESOURCES SAFEPATH

Status:Open

Location:1414 W Lombard St Davenport, IA 52804-2148

Objective:Create suitable living environments

Outcome:Availability/accessibility

Matrix Code:Services for victims of domestic

National Objective:LMC

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
COUNSELING, REFERRALS, AND LEGAL ASSISTANCE AT THE COUNTY COURTHOUSE TO VICTIMS OF DOMESTIC VIOLENCE.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$27,432.00   | \$27,432.00           | \$27,432.00             |
| Total     | Total     |            |             | \$27,432.00   | \$27,432.00           | \$27,432.00             |

Proposed Accomplishments

People (General) : 325

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 84     | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 33     | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 5      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 3      | 0        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 127    | 0        |
| Female-headed Households:                                | 0     |          | 0      |          | 0     |          |        |          |

Income Cateaarv:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 68     |
| Low Mod          | 0     | 0      | 0     | 30     |
| Moderate         | 0     | 0      | 0     | 21     |
| Non Low Moderate | 0     | 0      | 0     | 8      |
| Total            | 0     | 0      | 0     | 127    |
| Percent Low/Mod  |       |        |       | 93.7%  |

Annual Accomplishments

| Years | Accomplishment Narrative                | # Benefitting |
|-------|-----------------------------------------|---------------|
| 2024  | Beneficiaries entered through Quarter 4 |               |

|                       |                                                |                                                |
|-----------------------|------------------------------------------------|------------------------------------------------|
| <b>PGM Year:</b>      | 2024                                           |                                                |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services   |                                                |
| <b>IDIS Activity:</b> | 1579 - FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM |                                                |
| Status:               | Open                                           | Objective: Create suitable living environments |
| Location:             | 1221 N Myrtle St Davenport, IA 52804-3800      | Outcome: Availability/accessibility            |
|                       | Matrix Code: Youth Services (05D)              | National Objective: LMC                        |

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/23/2024

Description:

Provides affordable day care for youth in grades K-5 whose parents are either employed full time or are attending school.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$33,824.00        | \$33,824.00           | \$33,824.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$33,824.00</b> | <b>\$33,824.00</b>    | <b>\$33,824.00</b>      |

Proposed Accomplishments

People (General) : 65

Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person    |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|-----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total     | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 27        | 3        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 20        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 1         | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 20        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 3         | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0         | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>71</b> | <b>3</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |           |          |
| Income Category:                                         | Owner    | Renter   | Total    | Person   |          |          |           |          |
| Extremely Low                                            | 0        | 0        | 0        | 20       |          |          |           |          |
| Low Mod                                                  | 0        | 0        | 0        | 34       |          |          |           |          |
| Moderate                                                 | 0        | 0        | 0        | 10       |          |          |           |          |
| Non Low Moderate                                         | 0        | 0        | 0        | 7        |          |          |           |          |
| Total                                                    | 0        | 0        | 0        | 71       |          |          |           |          |
| Percent Low/Mod                                          |          |          |          | 90.1%    |          |          |           |          |

Annual Accomplishments

| Years | Accomplishment Narrative                | # Benefitting |
|-------|-----------------------------------------|---------------|
| 2024  | Beneficiaries entered through Quarter 4 |               |

|                       |                                                                   |  |
|-----------------------|-------------------------------------------------------------------|--|
| <b>PGM Year:</b>      | 2024                                                              |  |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services                      |  |
| <b>IDIS Activity:</b> | 1580 - HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES |  |

|           |                                        |              |                                     |                         |
|-----------|----------------------------------------|--------------|-------------------------------------|-------------------------|
| Status:   | Open                                   | Objective:   | Create suitable living environments |                         |
| Location: | 1016 W 5th St Davenport, IA 52802-3404 | Outcome:     | Availability/accessibility          |                         |
|           |                                        | Matrix Code: | Operating Costs of Homeless/AIDS    | National Objective: LMC |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
Intake and Diversion Specialist for single men and women shelter.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$30,676.00        | \$30,676.00           | \$30,676.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$30,676.00</b> | <b>\$30,676.00</b>    | <b>\$30,676.00</b>      |

Proposed Accomplishments

People (General) : 350

Actual Accomplishments

| Number assisted:                                         | Owner        |               | Renter       |          | Total         |          | Person     |          |
|----------------------------------------------------------|--------------|---------------|--------------|----------|---------------|----------|------------|----------|
|                                                          | Total        | Hispanic      | Total        | Hispanic | Total         | Hispanic | Total      | Hispanic |
| White:                                                   | 0            | 0             | 0            | 0        | 0             | 0        | 135        | 1        |
| Black/African American:                                  | 0            | 0             | 0            | 0        | 0             | 0        | 73         | 4        |
| Asian:                                                   | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 0        |
| American Indian/Alaskan Native:                          | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 1        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 1        |
| Asian White:                                             | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 0        |
| Black/African American & White:                          | 0            | 0             | 0            | 0        | 0             | 0        | 5          | 1        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 1        |
| Other multi-racial:                                      | 0            | 0             | 0            | 0        | 0             | 0        | 6          | 0        |
| Asian/Pacific Islander:                                  | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| Hispanic:                                                | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| <b>Total:</b>                                            | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>224</b> | <b>9</b> |
| Female-headed Households:                                | 0            |               | 0            |          | 0             |          |            |          |
| <i>Income Category:</i>                                  |              |               |              |          |               |          |            |          |
|                                                          | <b>Owner</b> | <b>Renter</b> | <b>Total</b> |          | <b>Person</b> |          |            |          |
| Extremely Low                                            | 0            | 0             | 0            |          | 217           |          |            |          |
| Low Mod                                                  | 0            | 0             | 0            |          | 7             |          |            |          |
| Moderate                                                 | 0            | 0             | 0            |          | 0             |          |            |          |
| Non Low Moderate                                         | 0            | 0             | 0            |          | 0             |          |            |          |
| Total                                                    | 0            | 0             | 0            |          | 224           |          |            |          |
| Percent Low/Mod                                          |              |               |              |          | 100.0%        |          |            |          |

Annual Accomplishments

| Years | Accomplishment Narrative                | # Benefitting |
|-------|-----------------------------------------|---------------|
| 2024  | Beneficiaries entered through Quarter 4 |               |

|                       |                                              |              |                                   |                         |
|-----------------------|----------------------------------------------|--------------|-----------------------------------|-------------------------|
| <b>PGM Year:</b>      | 2024                                         |              |                                   |                         |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services |              |                                   |                         |
| <b>IDIS Activity:</b> | 1581 - IOWA LEGAL AID                        |              |                                   |                         |
| Status:               | Open                                         | Objective:   | Provide decent affordable housing |                         |
| Location:             | 736 Federal St Davenport, IA 52803-5749      | Outcome:     | Availability/accessibility        |                         |
|                       |                                              | Matrix Code: | Legal Services (05C)              | National Objective: LMC |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 12/13/2024

Description:  
LEGAL ADVOCACY FOR RENTAL EVICTION COURT FOR LOW AND MODERATE INCOME HOUSEHOLDS.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$26,057.00        | \$22,197.17           | \$22,197.17             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$26,057.00</b> | <b>\$22,197.17</b>    | <b>\$22,197.17</b>      |

Proposed Accomplishments

People (General) : 230

Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person     |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|------------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total      | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 86         | 1        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 89         | 1        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 3          | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 4          | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 3          | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 8          | 5        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>193</b> | <b>7</b> |
| Female-headed Households:                                | 0        |          | 0        |          | 0        |          |            |          |

Income Category:

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 131    |
| Low Mod          | 0     | 0      | 0     | 43     |
| Moderate         | 0     | 0      | 0     | 18     |
| Non Low Moderate | 0     | 0      | 0     | 1      |
| Total            | 0     | 0      | 0     | 193    |
| Percent Low/Mod  |       |        |       | 99.5%  |

Annual Accomplishments

| Years | Accomplishment Narrative | # Benefitting |
|-------|--------------------------|---------------|
| 2024  | Through Quarter 4        |               |

PGM Year:2024

Project:0005 - Low-Mod Clientele and Public Services

IDIS Activity:1582 - PROJECT RENEWAL

Status:Open

Location:906 W 5th St Davenport, IA 52802-3403

Objective:Provide decent affordable housing

Outcome:Affordability

Matrix Code:Youth Services (05D)

National Objective:LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/23/2024

Description:

AN AFTER SCHOOL AND SUMMER DROP-IN SITE FOR NEIGHBORHOOD CHILDREN.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$35,205.00   | \$35,205.00           | \$35,205.00             |
| Total     | Total     |            |             | \$35,205.00   | \$35,205.00           | \$35,205.00             |

Proposed Accomplishments

People (General) : 55

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 22     | 19       |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 27     | 1        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 1        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 3      | 1        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 8      | 8        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 61     | 30       |
| Female-headed Households:                                | 0     |          | 0      |          | 0     |          |        |          |
| Income Category:                                         | Owner | Renter   | Total  | Person   |       |          |        |          |
| Extremely Low                                            | 0     | 0        | 0      | 28       |       |          |        |          |
| Low Mod                                                  | 0     | 0        | 0      | 21       |       |          |        |          |
| Moderate                                                 | 0     | 0        | 0      | 6        |       |          |        |          |
| Non Low Moderate                                         | 0     | 0        | 0      | 6        |       |          |        |          |
| Total                                                    | 0     | 0        | 0      | 61       |       |          |        |          |
| Percent Low/Mod                                          |       |          |        | 90.2%    |       |          |        |          |

Annual Accomplishments

| Years | Accomplishment Narrative             | # Benefitting |
|-------|--------------------------------------|---------------|
| 2024  | Beneficiaries entered through Qtr 4. |               |

|                       |                                              |  |
|-----------------------|----------------------------------------------|--|
| <b>PGM Year:</b>      | 2024                                         |  |
| <b>Project:</b>       | 0005 - Low-Mod Clientele and Public Services |  |
| <b>IDIS Activity:</b> | 1583 - SALVATION ARMY HOMELESS PREVENTION    |  |

|           |                                            |              |                                     |                         |
|-----------|--------------------------------------------|--------------|-------------------------------------|-------------------------|
| Status:   | Open                                       | Objective:   | Create suitable living environments |                         |
| Location: | 100 Kirkwood Blvd Davenport, IA 52803-4511 | Outcome:     | Availability/accessibility          |                         |
|           |                                            | Matrix Code: | Operating Costs of Homeless/AIDS    | National Objective: LMC |

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/23/2024

**Description:**

Preventing homelessness by providing housing referral and one time emergency assistance to keep participants in their homes or rapidly rehouse them in alternate quarters.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$29,473.00        | \$29,473.00           | \$29,473.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$29,473.00</b> | <b>\$29,473.00</b>    | <b>\$29,473.00</b>      |

**Proposed Accomplishments**

People (General) : 250

**Actual Accomplishments**

| Number assisted:                                         | Owner        |               | Renter       |          | Total         |          | Person     |          |
|----------------------------------------------------------|--------------|---------------|--------------|----------|---------------|----------|------------|----------|
|                                                          | Total        | Hispanic      | Total        | Hispanic | Total         | Hispanic | Total      | Hispanic |
| White:                                                   | 0            | 0             | 0            | 0        | 0             | 0        | 40         | 0        |
| Black/African American:                                  | 0            | 0             | 0            | 0        | 0             | 0        | 86         | 0        |
| Asian:                                                   | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| American Indian/Alaskan Native:                          | 0            | 0             | 0            | 0        | 0             | 0        | 2          | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| Asian White:                                             | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| Black/African American & White:                          | 0            | 0             | 0            | 0        | 0             | 0        | 5          | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0             | 0            | 0        | 0             | 0        | 1          | 0        |
| Other multi-racial:                                      | 0            | 0             | 0            | 0        | 0             | 0        | 9          | 6        |
| Asian/Pacific Islander:                                  | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| Hispanic:                                                | 0            | 0             | 0            | 0        | 0             | 0        | 0          | 0        |
| <b>Total:</b>                                            | <b>0</b>     | <b>0</b>      | <b>0</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>143</b> | <b>6</b> |
| Female-headed Households:                                | 0            |               | 0            |          | 0             |          |            |          |
| <i>Income Category:</i>                                  |              |               |              |          |               |          |            |          |
|                                                          | <b>Owner</b> | <b>Renter</b> | <b>Total</b> |          | <b>Person</b> |          |            |          |
| Extremely Low                                            | 0            | 0             | 0            |          | 101           |          |            |          |
| Low Mod                                                  | 0            | 0             | 0            |          | 28            |          |            |          |
| Moderate                                                 | 0            | 0             | 0            |          | 14            |          |            |          |
| Non Low Moderate                                         | 0            | 0             | 0            |          | 0             |          |            |          |
| Total                                                    | 0            | 0             | 0            |          | 143           |          |            |          |
| Percent Low/Mod                                          |              |               |              |          | 100.0%        |          |            |          |

**Annual Accomplishments**

| Years | Accomplishment Narrative    | # Benefitting |
|-------|-----------------------------|---------------|
| 2024  | Beneficiaries through Qtr 4 |               |

PGM Year:2024

Project:0005 - Low-Mod Clientele and Public Services

IDIS Activity:1584 - VERA FRENCH COMM. MENTAL HEALTH CTR

Status:Open

Location:5006 Sheridan St Davenport, IA 52806-4167

Objective:Create suitable living environments

Outcome:Availability/accessibility

Matrix Code:Services for Persons with Disabilities

National Objective:LMC

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 10/23/2024

Description:  
SCL Specialists providing support to clients in the Vera French Housing Mental Health Program

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$28,539.00   | \$28,539.00           | \$28,539.00             |
| Total     | Total     |            |             | \$28,539.00   | \$28,539.00           | \$28,539.00             |

Proposed Accomplishments

People (General) : 42

Actual Accomplishments

| Number assisted:                                         | Owner |          | Renter |          | Total |          | Person |          |
|----------------------------------------------------------|-------|----------|--------|----------|-------|----------|--------|----------|
|                                                          | Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| White:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 48     | 0        |
| Black/African American:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 10     | 0        |
| Asian:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native:                          | 0     | 0        | 0      | 0        | 0     | 0        | 1      | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & White:                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Asian White:                                             | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Black/African American & White:                          | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| American Indian/Alaskan Native & Black/African American: | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Other multi-racial:                                      | 0     | 0        | 0      | 0        | 0     | 0        | 5      | 3        |
| Asian/Pacific Islander:                                  | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Hispanic:                                                | 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| Total:                                                   | 0     | 0        | 0      | 0        | 0     | 0        | 64     | 3        |
| Female-headed Households:                                | 0     |          | 0      |          | 0     |          |        |          |
| Income Category:                                         | Owner | Renter   | Total  | Person   |       |          |        |          |
| Extremely Low                                            | 0     | 0        | 0      | 52       |       |          |        |          |
| Low Mod                                                  | 0     | 0        | 0      | 12       |       |          |        |          |
| Moderate                                                 | 0     | 0        | 0      | 0        |       |          |        |          |
| Non Low Moderate                                         | 0     | 0        | 0      | 0        |       |          |        |          |
| Total                                                    | 0     | 0        | 0      | 64       |       |          |        |          |
| Percent Low/Mod                                          |       |          |        | 100.0%   |       |          |        |          |

Annual Accomplishments

| Years | Accomplishment Narrative                | # Benefitting |
|-------|-----------------------------------------|---------------|
| 2024  | Beneficiaries entered through Quarter 4 |               |



|                       |                             |  |
|-----------------------|-----------------------------|--|
| <b>PGM Year:</b>      | 2024                        |  |
| <b>Project:</b>       | 0003 - Economic Development |  |
| <b>IDIS Activity:</b> | 1586 - EWCGC, LLC           |  |

|           |                                         |              |                                        |                         |
|-----------|-----------------------------------------|--------------|----------------------------------------|-------------------------|
| Status:   | Open                                    | Objective:   | Create economic opportunities          |                         |
| Location: | 4030 E 53rd St Davenport, IA 52807-3033 | Outcome:     | Sustainability                         |                         |
|           |                                         | Matrix Code: | ED Direct Financial Assistance to For- | National Objective: LMJ |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 01/28/2025

**Description:**

Small business loan to a waxing salon in Davenport, this project will create 5 full time equivalent positions.  
Total project cost is \$490,000 with \$150,000 CDBG loan.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount       | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|---------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2020       | B20MC190002 | \$11,021.34         | \$11,021.34           | \$11,021.34             |
|              |              | 2021       | B21MC190002 | \$33,053.39         | \$33,053.39           | \$33,053.39             |
|              |              | 2022       | B22MC190002 | \$8,786.56          | \$8,786.56            | \$8,786.56              |
|              |              | 2023       | B23MC190002 | \$3,308.89          | \$3,308.89            | \$3,308.89              |
|              | RL           |            |             | \$93,829.82         | \$93,829.82           | \$93,829.82             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$150,000.00</b> | <b>\$150,000.00</b>   | <b>\$150,000.00</b>     |

**Proposed Accomplishments**

Jobs : 5

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 0 0 0

**Income Category:**

|                  | Owner | Renter | Total | Person |
|------------------|-------|--------|-------|--------|
| Extremely Low    | 0     | 0      | 0     | 0      |
| Low Mod          | 0     | 0      | 0     | 0      |
| Moderate         | 0     | 0      | 0     | 0      |
| Non Low Moderate | 0     | 0      | 0     | 0      |
| Total            | 0     | 0      | 0     | 0      |
| Percent Low/Mod  |       |        |       |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                     | # Benefitting |
|-------|----------------------------------------------|---------------|
| 2024  | Economic Development Activity through Qtr 4. |               |

Status: Completed 4/9/2025 12:00:00 AM  
Location: 3831 Pearl Ave Davenport, IA 52802-2533

Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 01/28/2025

Accessibility improvements for a low mod household.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2022       | B22MC190002 | \$8,105.20         | \$8,105.20            | \$8,105.20              |
|              | RL           |            |             | \$4,602.80         | \$4,602.80            | \$4,602.80              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$12,708.00</b> | <b>\$12,708.00</b>    | <b>\$12,708.00</b>      |

Housing Units : 1

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative | # Benefitting |
|-------|--------------------------|---------------|
| 2024  | Project is complete.     |               |

|           |                                             |                     |                                      |
|-----------|---------------------------------------------|---------------------|--------------------------------------|
| Status:   | Completed 2/27/2025 12:00:00 AM             | Objective:          | Provide decent affordable housing    |
| Location: | 3834 Sunnyside Ave Davenport, IA 52802-3642 | Outcome:            | Affordability                        |
|           |                                             | Matrix Code:        | Rehab; Single-Unit Residential (14A) |
|           |                                             | National Objective: | LMH                                  |

### Accessibility improvements for a low mod household

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2021       | B21MC190002 | \$2,350.15         | \$2,350.15            | \$2,350.15              |
|              |              | 2022       | B22MC190002 | \$18,655.85        | \$18,655.85           | \$18,655.85             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$21,006.00</b> | <b>\$21,006.00</b>    | <b>\$21,006.00</b>      |

| Owner |          | Renter |          | Total |          | Person |          |
|-------|----------|--------|----------|-------|----------|--------|----------|
| Total | Hispanic | Total  | Hispanic | Total | Hispanic | Total  | Hispanic |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 0     | 0        | 0      | 0        | 0     | 0        | 0      | 0        |
| 1     | 0        | 0      | 0        | 1     | 0        | 0      | 0        |

1                      0                      1

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative | # Benefitting |
|-------|--------------------------|---------------|
| 2024  | Project completed.       |               |

Status: Open  
Location: 1937 N Myrtle St Davenport, IA 52804-2042

Matrix Code: Rehab; Single-Unit Residential (14A)

Initial Funding Date: 01/28/2025

## Owner occupied rehabilitation for a low mod household

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2021       | B21MC190002 | \$9,311.37         | \$9,311.37            | \$9,311.37              |
|              |              | 2023       | B23MC190002 | \$20,071.63        | \$20,047.63           | \$20,047.63             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$29,383.00</b> | <b>\$29,359.00</b>    | <b>\$29,359.00</b>      |

Housing Units : 1

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 1        | 0        | 0        | 1        | 1        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> |

Female-headed Households:

## Income Category:

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                                          | # Benefitting |
|-------|-------------------------------------------------------------------|---------------|
| 2024  | Owner Occupied Rehab Project for eligible household through Qtr 4 |               |

|                       |                                     |  |
|-----------------------|-------------------------------------|--|
| <b>PGM Year:</b>      | 2024                                |  |
| <b>Project:</b>       | 0002 - Housing                      |  |
| <b>IDIS Activity:</b> | 1590 - 3012 Telegraph Rd - YR50 O/O |  |

|           |                                            |              |                                      |                         |
|-----------|--------------------------------------------|--------------|--------------------------------------|-------------------------|
| Status:   | Completed 3/10/2025 12:00:00 AM            | Objective:   | Provide decent affordable housing    |                         |
| Location: | 3012 Telegraph Rd Davenport, IA 52804-4543 | Outcome:     | Affordability                        |                         |
|           |                                            | Matrix Code: | Rehab; Single-Unit Residential (14A) | National Objective: LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 01/28/2025

Description:  
Owner Occupied rehabilitation for a low mod household.

| Financing    |              |            |             |                   |                       |                         |
|--------------|--------------|------------|-------------|-------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount     | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2020       | B20MC190002 | \$8,603.00        | \$8,603.00            | \$8,603.00              |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$8,603.00</b> | <b>\$8,603.00</b>     | <b>\$8,603.00</b>       |

Proposed Accomplishments  
Housing Units : 1

Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

|                           |              |               |              |               |   |  |
|---------------------------|--------------|---------------|--------------|---------------|---|--|
| Female-headed Households: | 0            |               | 0            |               | 0 |  |
| <i>Income Category:</i>   |              |               |              |               |   |  |
|                           | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |   |  |
| Extremely Low             | 0            | 0             | 0            | 0             |   |  |
| Low Mod                   | 0            | 0             | 0            | 0             |   |  |
| Moderate                  | 1            | 0             | 1            | 0             |   |  |
| Non Low Moderate          | 0            | 0             | 0            | 0             |   |  |
| Total                     | 1            | 0             | 1            | 0             |   |  |
| Percent Low/Mod           | 100.0%       |               | 100.0%       |               |   |  |

Annual Accomplishments

| Years | Accomplishment Narrative | # Benefitting |
|-------|--------------------------|---------------|
| 2024  | Project is completed.    |               |

|           |                                         |
|-----------|-----------------------------------------|
| Status:   | Open                                    |
| Location: | 706N E 29th St Davenport, IA 52803-1756 |

Matrix Code: Rehab; Single-Unit Residential (14A)

**Initial Funding Date:** 02/21/2025

CDBG Owner Occupied Rehab for eligible homeowner.

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2021       | B21MC190002 | \$78.00            | \$78.00               | \$78.00                 |
|              |              | 2022       | B22MC190002 | \$44,674.00        | \$44,674.00           | \$44,674.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$44,752.00</b> | <b>\$44,752.00</b>    | <b>\$44,752.00</b>      |

Housing Units : 1

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American:                                  | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households:

## Income Category:

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

| Years | Accomplishment Narrative                                | # Benefitting |
|-------|---------------------------------------------------------|---------------|
| 2024  | Owner Occupied CDBG rehab for eligible homeowner. Qtr 2 |               |

|           |                                             |
|-----------|---------------------------------------------|
| Status:   | Open                                        |
| Location: | 1343 W Kimberly Rd Davenport, IA 52806-5526 |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 02/21/2025

## Financing

[illegible]

Housing Units : 1

### Actual Accomplishments

*Number assisted:*

Female-headed Households:

Income Category:

### Annual Accomplishments

| Years | Accomplishment Narrative     | # Benefitting |
|-------|------------------------------|---------------|
| 2024  | Project Completed Quarter 4. |               |

|                       |                                       |                            |                                      |
|-----------------------|---------------------------------------|----------------------------|--------------------------------------|
| <b>PGM Year:</b>      | 2024                                  |                            |                                      |
| <b>Project:</b>       | 0002 - Housing                        |                            |                                      |
| <b>IDIS Activity:</b> | 1593 - 805 E 6th Street Dream 5 Yr 50 |                            |                                      |
| <b>Status:</b>        | Open                                  | <b>Objective:</b>          | Provide decent affordable housing    |
| <b>Location:</b>      | 805 E 6th St Davenport, IA 52803-5754 | <b>Outcome:</b>            | Availability/accessibility           |
|                       |                                       | <b>Matrix Code:</b>        | Rehab; Single-Unit Residential (14A) |
|                       |                                       | <b>National Objective:</b> | LMH                                  |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 03/28/2025

**Description:**

Owner occupied exterior rehab project Dream 5

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$22,330.00        | \$22,330.00           | \$22,330.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$22,330.00</b> | <b>\$22,330.00</b>    | <b>\$22,330.00</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| <i>Number assisted:</i>                                  | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
|                                                          | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian:                                                   | 1            | 0        | 0             | 0        | 1            | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> |

Female-headed Households: 1 0 1

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    | 0            | 0             | 0            | 0             |
| Low Mod          | 0            | 0             | 0            | 0             |
| Moderate         | 1            | 0             | 1            | 0             |
| Non Low Moderate | 0            | 0             | 0            | 0             |
| Total            | 1            | 0             | 1            | 0             |
| Percent Low/Mod  | 100.0%       |               | 100.0%       |               |

**Annual Accomplishments**

| <b>Years</b> | <b>Accomplishment Narrative</b>        | <b># Benefitting</b> |
|--------------|----------------------------------------|----------------------|
| 2024         | Owner-occupied exterior rehab project. |                      |



|                       |                                        |                     |                                      |                            |     |
|-----------------------|----------------------------------------|---------------------|--------------------------------------|----------------------------|-----|
| <b>PGM Year:</b>      | 2024                                   |                     |                                      |                            |     |
| <b>Project:</b>       | 0002 - Housing                         |                     |                                      |                            |     |
| <b>IDIS Activity:</b> | 1594 - 1906 W 3rd Street Dream 6 YR 50 |                     |                                      |                            |     |
| <b>Status:</b>        | Open                                   | <b>Objective:</b>   | Provide decent affordable housing    |                            |     |
| <b>Location:</b>      | 1906 W 3rd St Davenport, IA 52802-1607 | <b>Outcome:</b>     | Affordability                        |                            |     |
|                       |                                        | <b>Matrix Code:</b> | Rehab; Single-Unit Residential (14A) | <b>National Objective:</b> | LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 04/17/2025

**Description:**

Exterior Rehab Project for an eligible homeowner.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2022       | B22MC190002 | \$975.00           | \$975.00              | \$975.00                |
|              |              | 2024       | B24MC190002 | \$6,832.82         | \$6,832.82            | \$6,832.82              |
|              | RL           |            |             | \$13,372.18        | \$13,372.18           | \$13,372.18             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$21,180.00</b> | <b>\$21,180.00</b>    | <b>\$21,180.00</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

*Number assisted:*

|                                                          | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
|                                                          | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   | 1            | 1        | 0             | 0        | 1            | 1        | 0             | 0        |
| Black/African American:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian:                                                   | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>1</b>     | <b>1</b> | <b>0</b>      | <b>0</b> | <b>1</b>     | <b>1</b> | <b>0</b>      | <b>0</b> |

Female-headed Households:

0 0 0

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    | 0            | 0             | 0            | 0             |
| Low Mod          | 0            | 0             | 0            | 0             |
| Moderate         | 1            | 0             | 1            | 0             |
| Non Low Moderate | 0            | 0             | 0            | 0             |
| Total            | 1            | 0             | 1            | 0             |
| Percent Low/Mod  | 100.0%       |               | 100.0%       |               |

**Annual Accomplishments**

| <b>Years</b> | <b>Accomplishment Narrative</b>                       | <b># Benefitting</b> |
|--------------|-------------------------------------------------------|----------------------|
| 2024         | Exterior rehab for owner-occupied eligible household. |                      |

|                       |                                           |                            |                                      |
|-----------------------|-------------------------------------------|----------------------------|--------------------------------------|
| <b>PGM Year:</b>      | 2024                                      |                            |                                      |
| <b>Project:</b>       | 0002 - Housing                            |                            |                                      |
| <b>IDIS Activity:</b> | 1595 - 919 Arlington Court YR 50 Dream 6  |                            |                                      |
| <b>Status:</b>        | Open                                      | <b>Objective:</b>          | Provide decent affordable housing    |
| <b>Location:</b>      | 919 Arlington Ct Davenport, IA 52803-3104 | <b>Outcome:</b>            | Affordability                        |
|                       |                                           | <b>Matrix Code:</b>        | Rehab; Single-Unit Residential (14A) |
|                       |                                           | <b>National Objective:</b> | LMH                                  |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 04/25/2025

**Description:**

Exterior Rehab for eligible homeowner.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$18,000.00        | \$0.00                | \$0.00                  |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$18,000.00</b> | <b>\$0.00</b>         | <b>\$0.00</b>           |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 1 0 1

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                                      | # Benefitting |
|-------|---------------------------------------------------------------|---------------|
| 2024  | Exterior rehab project for owner-occupied eligible household. |               |

|                       |                                        |                            |                                      |
|-----------------------|----------------------------------------|----------------------------|--------------------------------------|
| <b>PGM Year:</b>      | 2024                                   |                            |                                      |
| <b>Project:</b>       | 0002 - Housing                         |                            |                                      |
| <b>IDIS Activity:</b> | 1596 - 1545 W 4th Dream 6 YR 50        |                            |                                      |
| <b>Status:</b>        | Open                                   | <b>Objective:</b>          | Provide decent affordable housing    |
| <b>Location:</b>      | 1545 W 4th St Davenport, IA 52802-1204 | <b>Outcome:</b>            | Affordability                        |
|                       |                                        | <b>Matrix Code:</b>        | Rehab; Single-Unit Residential (14A) |
|                       |                                        | <b>National Objective:</b> | LMH                                  |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 04/30/2025

**Description:**

Exterior rehab project for eligible owner-occupied household.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$42,453.00        | \$42,453.00           | \$42,453.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$42,453.00</b> | <b>\$42,453.00</b>    | <b>\$42,453.00</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| <i>Number assisted:</i>                                  | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
|                                                          | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   | 1            | 1        | 0             | 0        | 1            | 1        | 0             | 0        |
| Black/African American:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian:                                                   | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>1</b>     | <b>1</b> | <b>0</b>      | <b>0</b> | <b>1</b>     | <b>1</b> | <b>0</b>      | <b>0</b> |

Female-headed Households: 0 0 0

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    | 0            | 0             | 0            | 0             |
| Low Mod          | 1            | 0             | 1            | 0             |
| Moderate         | 0            | 0             | 0            | 0             |
| Non Low Moderate | 0            | 0             | 0            | 0             |
| Total            | 1            | 0             | 1            | 0             |
| Percent Low/Mod  | 100.0%       |               | 100.0%       |               |

**Annual Accomplishments**

| <b>Years</b> | <b>Accomplishment Narrative</b>                         | <b># Benefitting</b> |
|--------------|---------------------------------------------------------|----------------------|
| 2024         | Exterior Rehab Owner-Occupied eligible household. Qtr 4 |                      |

|                       |                                            |                     |                                      |                                |
|-----------------------|--------------------------------------------|---------------------|--------------------------------------|--------------------------------|
| <b>PGM Year:</b>      | 2024                                       |                     |                                      |                                |
| <b>Project:</b>       | 0002 - Housing                             |                     |                                      |                                |
| <b>IDIS Activity:</b> | 1597 - 2374 Telegraph Road Dream 6 Yr 50   |                     |                                      |                                |
| <b>Status:</b>        | Open                                       | <b>Objective:</b>   | Create suitable living environments  |                                |
| <b>Location:</b>      | 2374 Telegraph Rd Davenport, IA 52804-4335 | <b>Outcome:</b>     | Affordability                        |                                |
|                       |                                            | <b>Matrix Code:</b> | Rehab; Single-Unit Residential (14A) | <b>National Objective:</b> LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No  
**Initial Funding Date:** 04/30/2025

**Description:**  
 Exterior rehab project owner-occupied for eligible household.

| Financing |           |            |             |               |                       |                         |
|-----------|-----------|------------|-------------|---------------|-----------------------|-------------------------|
|           | Fund Type | Grant Year | Grant       | Funded Amount | Drawn In Program Year | Drawn Thru Program Year |
| CDBG      | EN        | 2024       | B24MC190002 | \$34,425.00   | \$0.00                | \$0.00                  |
| Total     | Total     |            |             | \$34,425.00   | \$0.00                | \$0.00                  |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 1 0 1

| Income Category: | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 1      | 0      | 1      | 0      |
| Moderate         | 0      | 0      | 0      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

**Annual Accomplishments**

| Years | Accomplishment Narrative                             | # Benefitting |
|-------|------------------------------------------------------|---------------|
| 2024  | Exterior rehab project for eligible household. Qtr 4 |               |

|                       |                                        |                            |                                      |
|-----------------------|----------------------------------------|----------------------------|--------------------------------------|
| <b>PGM Year:</b>      | 2024                                   |                            |                                      |
| <b>Project:</b>       | 0002 - Housing                         |                            |                                      |
| <b>IDIS Activity:</b> | 1598 - 1821 W 7th Street Dream 6 YR 50 |                            |                                      |
| <b>Status:</b>        | Open                                   | <b>Objective:</b>          | Provide decent affordable housing    |
| <b>Location:</b>      | 1821 W 7th St Davenport, IA 52802-1030 | <b>Outcome:</b>            | Affordability                        |
|                       |                                        | <b>Matrix Code:</b>        | Rehab; Single-Unit Residential (14A) |
|                       |                                        | <b>National Objective:</b> | LMH                                  |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/23/2025

**Description:**

Exterior rehab project for eligible homeowner.

**Financing**

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$36,680.00        | \$15,000.00           | \$15,000.00             |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$36,680.00</b> | <b>\$15,000.00</b>    | <b>\$15,000.00</b>      |

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

| <i>Number assisted:</i>                                  | <b>Owner</b> |          | <b>Renter</b> |          | <b>Total</b> |          | <b>Person</b> |          |
|----------------------------------------------------------|--------------|----------|---------------|----------|--------------|----------|---------------|----------|
|                                                          | Total        | Hispanic | Total         | Hispanic | Total        | Hispanic | Total         | Hispanic |
| White:                                                   | 1            | 0        | 0             | 0        | 1            | 0        | 0             | 0        |
| Black/African American:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian:                                                   | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & White:                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian White:                                             | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Black/African American & White:                          | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| American Indian/Alaskan Native & Black/African American: | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Other multi-racial:                                      | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Asian/Pacific Islander:                                  | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| Hispanic:                                                | 0            | 0        | 0             | 0        | 0            | 0        | 0             | 0        |
| <b>Total:</b>                                            | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> | <b>1</b>     | <b>0</b> | <b>0</b>      | <b>0</b> |

Female-headed Households: 1 0 1

*Income Category:*

|                  | <b>Owner</b> | <b>Renter</b> | <b>Total</b> | <b>Person</b> |
|------------------|--------------|---------------|--------------|---------------|
| Extremely Low    | 1            | 0             | 1            | 0             |
| Low Mod          | 0            | 0             | 0            | 0             |
| Moderate         | 0            | 0             | 0            | 0             |
| Non Low Moderate | 0            | 0             | 0            | 0             |
| Total            | 1            | 0             | 1            | 0             |
| Percent Low/Mod  | 100.0%       |               | 100.0%       |               |

**Annual Accomplishments**

| <b>Years</b> | <b>Accomplishment Narrative</b>        | <b># Benefitting</b> |
|--------------|----------------------------------------|----------------------|
| 2024         | Exterior rehab for eligible homeowner. |                      |

|                       |                                        |                     |                                      |                            |     |
|-----------------------|----------------------------------------|---------------------|--------------------------------------|----------------------------|-----|
| <b>PGM Year:</b>      | 2024                                   |                     |                                      |                            |     |
| <b>Project:</b>       | 0002 - Housing                         |                     |                                      |                            |     |
| <b>IDIS Activity:</b> | 1599 - 820 W 15th Street Dream 6 YR 50 |                     |                                      |                            |     |
| <b>Status:</b>        | Open                                   | <b>Objective:</b>   | Provide decent affordable housing    |                            |     |
| <b>Location:</b>      | 820 W 15th St Davenport, IA 52804-3830 | <b>Outcome:</b>     | Affordability                        |                            |     |
|                       |                                        | <b>Matrix Code:</b> | Rehab; Single-Unit Residential (14A) | <b>National Objective:</b> | LMH |

**Activity to prevent, prepare for, and respond to Coronavirus:** No

**Initial Funding Date:** 05/28/2025

**Description:**

#### Financing

|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
| CDBG         | EN           | 2024       | B24MC190002 | \$24,950.00        | \$0.00                | \$0.00                  |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$24,950.00</b> | <b>\$0.00</b>         | <b>\$0.00</b>           |

#### Proposed Accomplishments

Housing Units : 1

#### Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 0        | 0        | 0        | 1        | 0        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>0</b> |

Female-headed Households: 1 0 1

#### Income Category:

|                  | Owner  | Renter | Total  | Person |
|------------------|--------|--------|--------|--------|
| Extremely Low    | 0      | 0      | 0      | 0      |
| Low Mod          | 0      | 0      | 0      | 0      |
| Moderate         | 1      | 0      | 1      | 0      |
| Non Low Moderate | 0      | 0      | 0      | 0      |
| Total            | 1      | 0      | 1      | 0      |
| Percent Low/Mod  | 100.0% |        | 100.0% |        |

#### Annual Accomplishments

| Years | Accomplishment Narrative                       | # Benefitting |
|-------|------------------------------------------------|---------------|
| 2024  | Exterior rehab project for eligible homeowner. |               |

|                       |                                        |                     |                                      |                            |     |
|-----------------------|----------------------------------------|---------------------|--------------------------------------|----------------------------|-----|
| <b>PGM Year:</b>      | 2024                                   |                     |                                      |                            |     |
| <b>Project:</b>       | 0002 - Housing                         |                     |                                      |                            |     |
| <b>IDIS Activity:</b> | 1600 - 546 W 16th Street Dream 6 YR 50 |                     |                                      |                            |     |
| <b>Status:</b>        | Open                                   | <b>Objective:</b>   | Provide decent affordable housing    |                            |     |
| <b>Location:</b>      | 546 W 16th St Davenport, IA 52803-4830 | <b>Outcome:</b>     | Affordability                        |                            |     |
|                       |                                        | <b>Matrix Code:</b> | Rehab; Single-Unit Residential (14A) | <b>National Objective:</b> | LMH |

Activity to prevent, prepare for, and respond to Coronavirus: No  
Initial Funding Date: 05/28/2025

Description:  
Exterior rehab for eligible homeowner.

| Financing    |              |            |             |                    |                       |                         |
|--------------|--------------|------------|-------------|--------------------|-----------------------|-------------------------|
|              | Fund Type    | Grant Year | Grant       | Funded Amount      | Drawn In Program Year | Drawn Thru Program Year |
| CDBG         | EN           | 2024       | B24MC190002 | \$23,164.57        | \$0.00                | \$0.00                  |
| <b>Total</b> | <b>Total</b> |            |             | <b>\$23,164.57</b> | <b>\$0.00</b>         | <b>\$0.00</b>           |

Proposed Accomplishments  
Housing Units : 1

### Actual Accomplishments

| Number assisted:                                         | Owner    |          | Renter   |          | Total    |          | Person   |          |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                                          | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic | Total    | Hispanic |
| White:                                                   | 1        | 1        | 0        | 0        | 1        | 1        | 0        | 0        |
| Black/African American:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian:                                                   | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Native Hawaiian/Other Pacific Islander:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & White:                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian White:                                             | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Black/African American & White:                          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| American Indian/Alaskan Native & Black/African American: | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Other multi-racial:                                      | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Asian/Pacific Islander:                                  | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Hispanic:                                                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| <b>Total:</b>                                            | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> | <b>1</b> | <b>1</b> | <b>0</b> | <b>0</b> |
| Female-headed Households:                                | 1        |          | 0        |          | 1        |          |          |          |
| Income Category:                                         |          |          |          |          |          |          |          |          |
|                                                          | Owner    | Renter   | Total    | Person   |          |          |          |          |
| Extremely Low                                            | 0        | 0        | 0        | 0        |          |          |          |          |
| Low Mod                                                  | 0        | 0        | 0        | 0        |          |          |          |          |
| Moderate                                                 | 1        | 0        | 1        | 0        |          |          |          |          |
| Non Low Moderate                                         | 0        | 0        | 0        | 0        |          |          |          |          |
| Total                                                    | 1        | 0        | 1        | 0        |          |          |          |          |
| Percent Low/Mod                                          | 100.0%   |          | 100.0%   |          |          |          |          |          |

### Annual Accomplishments

| Years | Accomplishment Narrative               | # Benefitting |
|-------|----------------------------------------|---------------|
| 2024  | Exterior rehab for eligible homeowner. |               |

## Attachment 3

### PR22 and PR23 HOME Accomplishment Reports





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Status of HOME Activities - Entitlement  
DAVENPORT, IA

IDIS - PR22

DATE: 08-27-25  
TIME: 16:59  
PAGE: 1

Note:  
WAED - Written Agreement Execution Date  
IFD - Initial Funding Date

| Tenure Type | Activity Type                    | IDIS Activity | Activity Address                        | Activity Status | Status Date | Total Units | Home Total Units Assisted | Commitment Date | Commitment Date Type | Committed Amount | Drawn Amount | PCT     |
|-------------|----------------------------------|---------------|-----------------------------------------|-----------------|-------------|-------------|---------------------------|-----------------|----------------------|------------------|--------------|---------|
| Rental      | NEW CONSTRUCTION                 | 1585          | 820 N Harrison St , Davenport IA, 52803 | Open            | 08/26/25    | 0           | 0                         | 07/31/24        | WAED                 | \$900,000.00     | \$318,750.00 | 35.42%  |
| Homebuyer   | NEW CONSTRUCTION                 | 1525          | 329 Oak St , Davenport IA, 52802        | Open            | 04/25/25    | 1           | 1                         | 06/16/23        | WAED                 | \$134,808.00     | \$113,910.11 | 84.50%  |
| Homebuyer   | NEW CONSTRUCTION                 | 1526          | 419 S Lincoln Ave , Davenport IA, 52802 | Completed       | 06/06/25    | 1           | 1                         | 06/16/23        | WAED                 | \$134,808.00     | \$134,808.00 | 100.00% |
| Homebuyer   | NEW CONSTRUCTION                 | 1527          | 1611 W 17th St , Davenport IA, 52804    | Completed       | 06/24/25    | 1           | 1                         | 06/16/23        | WAED                 | \$134,808.00     | \$134,808.00 | 100.00% |
| Homebuyer   | ACQUISITION AND REHABILITATION   | 1520          | 228 S Hancock Ave , Davenport IA, 52802 | Open            | 08/26/25    | 1           | 1                         | N/A             | WAED                 | \$336,998.54     | \$336,998.54 | 100.00% |
| Homebuyer   | ACQUISITION AND NEW CONSTRUCTION | 1516          | 1838 W 4th St , Davenport IA, 52802     | Open            | 08/26/25    | 1           | 1                         | N/A             | WAED                 | \$341,887.84     | \$341,887.82 | 100.00% |
| AD/CO/CC    | AD/CO/CC                         | 1533          | , ,                                     | Completed       | 09/12/24    | 0           | 0                         | 0               | IFD                  | \$58,444.41      | \$58,444.41  | 100.00% |
| AD/CO/CC    | AD/CO/CC                         | 1570          | , ,                                     | Open            | 08/26/25    | 0           | 0                         | 0               | IFD                  | \$323,697.18     | \$76,656.13  | 23.68%  |



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Status of HOME-ARP Activities - Entitlement  
DAVENPORT, IA

DATE: 08-27-25  
TIME: 17:00  
PAGE: 1

Note:  
WAED - Written Agreement Execution Date  
IFD - Initial Funding Date

IDIS - PR22

| Tenure Type                     | Activity Type | IDIS Activity | Activity Address | Activity Status | Status Date | Total Units | Home Total HH Units Assisted | Commitment Date | Commitment Date Type | Committed Amount | Drawn Amount | PCT    |
|---------------------------------|---------------|---------------|------------------|-----------------|-------------|-------------|------------------------------|-----------------|----------------------|------------------|--------------|--------|
| AD/CO/CB<br>Supportive Services | AD/CO/CB      | 1462          | , ,              | Open            | 08/26/25    | 0           | 0                            | 05/19/22        | IFD                  | \$230,084.55     | \$73,783.83  | 32.07% |
|                                 |               | 1564          | , ,              | Open            | 08/26/25    | N/A         | N/A                          | 06/28/24        | WAED                 | \$1,250,000.00   | \$176,606.96 | 14.13% |



DAVENPORT

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

| Activity Group                      | Activity Category                                                                            | Open  |                | Open Activities |              | Completed |                | Completed Activities |           | Program Year |           | Total Activities |           |
|-------------------------------------|----------------------------------------------------------------------------------------------|-------|----------------|-----------------|--------------|-----------|----------------|----------------------|-----------|--------------|-----------|------------------|-----------|
|                                     |                                                                                              | Count | Disbursed      | Count           | Disbursed    | Count     | Disbursed      | Count                | Disbursed | Count        | Disbursed | Count            | Disbursed |
| Economic Development                | ED Direct Financial Assistance to For-Profits (18A)                                          | 3     | \$150,000.00   | 3               | \$4,525.00   | 6         | \$154,525.00   |                      |           |              |           |                  |           |
|                                     | ED Technical Assistance (18B)                                                                | 1     | \$41,387.49    | 0               | \$0.00       | 1         | \$41,387.49    |                      |           |              |           |                  |           |
|                                     | Total Economic Development                                                                   | 4     | \$191,387.49   | 3               | \$4,525.00   | 7         | \$195,912.49   |                      |           |              |           |                  |           |
| Housing                             | Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)               | 1     | \$23,967.01    | 0               | \$0.00       | 1         | \$23,967.01    |                      |           |              |           |                  |           |
|                                     | Rehab, Single-Unit Residential (14A)                                                         | 19    | \$340,827.84   | 14              | \$276,099.00 | 33        | \$616,926.84   |                      |           |              |           |                  |           |
|                                     | Rehabilitation Administration (14H)                                                          | 1     | \$275,807.16   | 0               | \$0.00       | 1         | \$275,807.16   |                      |           |              |           |                  |           |
| Public Facilities and Improvements  | Total Housing                                                                                | 21    | \$640,602.01   | 14              | \$276,099.00 | 35        | \$916,701.01   |                      |           |              |           |                  |           |
|                                     | Street Improvements (03K)                                                                    | 0     | \$0.00         | 1               | \$646,974.34 | 1         | \$646,974.34   |                      |           |              |           |                  |           |
|                                     | Total Public Facilities and Improvements                                                     | 0     | \$0.00         | 1               | \$646,974.34 | 1         | \$646,974.34   |                      |           |              |           |                  |           |
| Public Services                     | Operating Costs of Homeless/AIDS Patients Programs (03T)                                     | 2     | \$60,149.00    | 0               | \$0.00       | 2         | \$60,149.00    |                      |           |              |           |                  |           |
|                                     | Senior Services (05A)                                                                        | 1     | \$24,682.00    | 0               | \$0.00       | 1         | \$24,682.00    |                      |           |              |           |                  |           |
|                                     | Services for Persons with Disabilities (05B)                                                 | 1     | \$28,539.00    | 0               | \$0.00       | 1         | \$28,539.00    |                      |           |              |           |                  |           |
| General Administration and Planning | Legal Services (05C)                                                                         | 1     | \$22,197.17    | 0               | \$0.00       | 1         | \$22,197.17    |                      |           |              |           |                  |           |
|                                     | Youth Services (05D)                                                                         | 3     | \$100,601.00   | 1               | \$6,540.00   | 4         | \$107,141.00   |                      |           |              |           |                  |           |
|                                     | Services for victims of domestic violence, dating violence, sexual assault or stalking (05G) | 1     | \$27,432.00    | 0               | \$0.00       | 1         | \$27,432.00    |                      |           |              |           |                  |           |
| Grand Total                         | Total Public Services                                                                        | 9     | \$263,600.17   | 1               | \$6,540.00   | 10        | \$270,140.17   |                      |           |              |           |                  |           |
|                                     | General Program Administration (21A)                                                         | 1     | \$210,794.84   | 0               | \$0.00       | 1         | \$210,794.84   |                      |           |              |           |                  |           |
|                                     | Total General Administration and Planning                                                    | 1     | \$210,794.84   | 0               | \$0.00       | 1         | \$210,794.84   |                      |           |              |           |                  |           |
| Grand Total                         |                                                                                              | 35    | \$1,306,384.51 | 19              | \$934,138.34 | 54        | \$2,240,522.85 |                      |           |              |           |                  |           |



DAVENPORT

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

| Activity Group                     | Matrix Code                                                                                  | Accomplishment Type | Open Count | Completed Count | Program Year Totals |
|------------------------------------|----------------------------------------------------------------------------------------------|---------------------|------------|-----------------|---------------------|
| Economic Development               | ED Direct Financial Assistance to For-Profits (18A)                                          | Jobs                | 0          | 20              | 20                  |
|                                    | Total Economic Development                                                                   |                     | 0          | 20              | 20                  |
| Housing                            | Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)               | Households          | 3          | 0               | 3                   |
|                                    | Rehab: Single-Unit Residential (14A)                                                         | Housing Units       | 11         | 14              | 25                  |
|                                    | Total Housing                                                                                |                     | 14         | 14              | 28                  |
| Public Facilities and Improvements | Street Improvements (03K)                                                                    | Persons             | 0          | 120             | 120                 |
| Public Services                    | Total Public Facilities and Improvements                                                     |                     | 0          | 120             | 120                 |
|                                    | Operating Costs of Homeless/AIDS Patients Programs (03T)                                     | Persons             | 367        | 0               | 367                 |
|                                    | Senior Services (05A)                                                                        | Persons             | 400        | 0               | 400                 |
|                                    | Services for Persons with Disabilities (05B)                                                 | Persons             | 64         | 0               | 64                  |
|                                    | Legal Services (05C)                                                                         | Persons             | 193        | 0               | 193                 |
|                                    | Youth Services (05D)                                                                         | Persons             | 191        | 22              | 213                 |
|                                    | Services for victims of domestic violence, dating violence, sexual assault or stalking (05G) | Persons             | 127        | 0               | 127                 |
|                                    | Total Public Services                                                                        |                     | 1,342      | 22              | 1,364               |
| Grand Total                        |                                                                                              |                     | 1,356      | 176             | 1,532               |



DAVENPORT

CDBG Beneficiaries by Racial / Ethnic Category

| Housing-Non<br>Housing | Race                                              | Total<br>Persons | Total Hispanic<br>Persons | Total Households | Total Hispanic<br>Households |
|------------------------|---------------------------------------------------|------------------|---------------------------|------------------|------------------------------|
| Housing                | White                                             | 0                | 0                         | 25               | 4                            |
|                        | Black/African American                            | 0                | 0                         | 8                | 1                            |
|                        | Asian                                             | 0                | 0                         | 1                | 0                            |
|                        | American Indian/Alaskan Native                    | 0                | 0                         | 1                | 0                            |
|                        | Other multi-racial                                | 0                | 0                         | 1                | 1                            |
|                        | Total Housing                                     | 0                | 0                         | 36               | 6                            |
| Non Housing            | White                                             | 770              | 33                        | 0                | 0                            |
|                        | Black/African American                            | 478              | 7                         | 0                | 0                            |
|                        | Asian                                             | 7                | 0                         | 0                | 0                            |
|                        | American Indian/Alaskan Native                    | 11               | 2                         | 0                | 0                            |
|                        | American Indian/Alaskan Native & White            | 6                | 2                         | 0                | 0                            |
|                        | Asian & White                                     | 2                | 0                         | 0                | 0                            |
|                        | Black/African American & White                    | 53               | 2                         | 0                | 0                            |
|                        | Amer. Indian/Alaskan Native & Black/African Amer. | 3                | 1                         | 0                | 0                            |
|                        | Other multi-racial                                | 54               | 25                        | 0                | 0                            |
|                        | Total Non Housing                                 | 1,384            | 72                        | 0                | 0                            |
| Grand Total            | White                                             | 770              | 33                        | 25               | 4                            |
|                        | Black/African American                            | 478              | 7                         | 8                | 1                            |
|                        | Asian                                             | 7                | 0                         | 1                | 0                            |
|                        | American Indian/Alaskan Native                    | 11               | 2                         | 1                | 0                            |
|                        | American Indian/Alaskan Native & White            | 6                | 2                         | 0                | 0                            |
|                        | Asian & White                                     | 2                | 0                         | 0                | 0                            |
|                        | Black/African American & White                    | 53               | 2                         | 0                | 0                            |
|                        | Amer. Indian/Alaskan Native & Black/African Amer. | 3                | 1                         | 0                | 0                            |
|                        | Other multi-racial                                | 54               | 25                        | 1                | 1                            |
|                        | Total Grand Total                                 | 1,384            | 72                        | 36               | 6                            |



DAVENPORT

CDBG Beneficiaries by Income Category [\(Click here to view activities\)](#)

| Income Levels |                       | Owner    |            | Renter   |            | Persons |
|---------------|-----------------------|----------|------------|----------|------------|---------|
|               |                       | Occupied | Unoccupied | Occupied | Unoccupied |         |
| Housing       | Extremely Low (<=30%) | 1        | 0          | 0        | 0          | 0       |
|               | Low (>30% and <=50%)  | 7        | 0          | 0        | 0          | 0       |
|               | Mod (>50% and <=80%)  | 15       | 0          | 0        | 0          | 0       |
|               | Total Low-Mod         | 23       | 0          | 0        | 0          | 0       |
|               | Non Low-Mod (>80%)    | 0        | 0          | 0        | 0          | 0       |
|               | Total Beneficiaries   | 23       | 0          | 0        | 0          | 0       |
| Non Housing   | Extremely Low (<=30%) | 0        | 0          | 0        | 0          | 959     |
|               | Low (>30% and <=50%)  | 0        | 0          | 0        | 0          | 286     |
|               | Mod (>50% and <=80%)  | 0        | 0          | 0        | 0          | 94      |
|               | Total Low-Mod         | 0        | 0          | 0        | 0          | 1,339   |
|               | Non Low-Mod (>80%)    | 0        | 0          | 0        | 0          | 31      |
|               | Total Beneficiaries   | 0        | 0          | 0        | 0          | 1,370   |



DAVENPORT

Count of CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

| Activity Group  | Activity Category                         | Open  |       | Open Activities |       | Completed |       | Completed Activities |       | Program Year |       | Total Activities |       |
|-----------------|-------------------------------------------|-------|-------|-----------------|-------|-----------|-------|----------------------|-------|--------------|-------|------------------|-------|
|                 |                                           | Count | Count | Disbursed       | Count | Count     | Count | Disbursed            | Count | Count        | Count | Disbursed        | Count |
| Public Services | Youth Services (05D)                      | 1     |       | \$40,998.26     | 0     |           |       | \$0.00               |       | 1            |       | \$40,998.26      |       |
|                 | Total Public Services                     | 1     |       | \$40,998.26     | 0     |           |       | \$0.00               |       | 1            |       | \$40,998.26      |       |
|                 | General Program Administration (21A)      | 1     |       | \$14,608.05     | 0     |           |       | \$0.00               |       | 1            |       | \$14,608.05      |       |
|                 | Total General Administration and Planning | 1     |       | \$14,608.05     | 0     |           |       | \$0.00               |       | 1            |       | \$14,608.05      |       |
| Grand Total     |                                           | 2     |       | \$55,606.31     | 0     |           |       | \$0.00               |       | 2            |       | \$55,606.31      |       |



DAVENPORT

CDBG-CV Sum of Actual Accomplishments by Activity Group and Accomplishment Type

| Activity Group  | Matrix Code           | Accomplishment Type | Open Count | Completed Count | Program Year Totals |
|-----------------|-----------------------|---------------------|------------|-----------------|---------------------|
| Public Services | Youth Services (05D)  | Persons             | 648        | 0               | 648                 |
|                 | Total Public Services |                     | 648        | 0               | 648                 |
| Grand Total     |                       |                     | 648        | 0               | 648                 |





DAVENPORT

CDBG-CV Beneficiaries by Racial / Ethnic Category

| Housing-Non Housing | Race                                              | Total Persons | Total Hispanic Persons | Total Households | Total Hispanic Households |
|---------------------|---------------------------------------------------|---------------|------------------------|------------------|---------------------------|
| Non Housing         | White                                             | 83            | 44                     | 0                | 0                         |
|                     | Black/African American                            | 116           | 4                      | 0                | 0                         |
|                     | Asian                                             | 2             | 0                      | 0                | 0                         |
|                     | American Indian/Alaskan Native                    | 2             | 2                      | 0                | 0                         |
|                     | American Indian/Alaskan Native & White            | 2             | 1                      | 0                | 0                         |
|                     | Asian & White                                     | 1             | 0                      | 0                | 0                         |
|                     | Black/African American & White                    | 62            | 15                     | 0                | 0                         |
|                     | Amer. Indian/Alaskan Native & Black/African Amer. | 1             | 0                      | 0                | 0                         |
|                     | Other multi-racial                                | 23            | 11                     | 0                | 0                         |
|                     | Total Non Housing                                 | 292           | 77                     | 0                | 0                         |
|                     | White                                             | 83            | 44                     | 0                | 0                         |
|                     | Black/African American                            | 116           | 4                      | 0                | 0                         |
|                     | Asian                                             | 2             | 0                      | 0                | 0                         |
| Grand Total         | American Indian/Alaskan Native                    | 2             | 2                      | 0                | 0                         |
|                     | American Indian/Alaskan Native & White            | 2             | 1                      | 0                | 0                         |
|                     | Asian & White                                     | 1             | 0                      | 0                | 0                         |
|                     | Black/African American & White                    | 62            | 15                     | 0                | 0                         |
|                     | Amer. Indian/Alaskan Native & Black/African Amer. | 1             | 0                      | 0                | 0                         |
|                     | Other multi-racial                                | 23            | 11                     | 0                | 0                         |
|                     | Total Grand Total                                 | 292           | 77                     | 0                | 0                         |



DAVENPORT

CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

| Income Levels         | Owner    |            | Renter   |            | Persons |
|-----------------------|----------|------------|----------|------------|---------|
|                       | Occupied | Unoccupied | Occupied | Unoccupied |         |
| Non Housing           |          |            |          |            |         |
| Extremely Low (<=30%) | 0        | 0          | 0        | 0          | 36      |
| Low (>30% and <=50%)  | 0        | 0          | 0        | 0          | 24      |
| Mod (>50% and <=80%)  | 0        | 0          | 0        | 0          | 7       |
| Total Low-Mod         | 0        | 0          | 0        | 0          | 67      |
| Non Low-Mod (>80%)    | 0        | 0          | 0        | 0          | 7       |
| Total Beneficiaries   | 0        | 0          | 0        | 0          | 74      |



Program Year: 2024  
Start Date 01-Jul-2024 - End Date 30-Jun-2025  
DAVENPORT  
Home Disbursements and Unit Completions

| Activity Type                    | Disbursed Amount | Units Completed | Units Occupied |
|----------------------------------|------------------|-----------------|----------------|
| First Time Homebuyers            |                  |                 |                |
|                                  | \$269,616.00     | 2               | 2              |
| Total, Homebuyers and Homeowners |                  |                 |                |
|                                  | \$269,616.00     | 2               | 2              |
| Grand Total                      | \$269,616.00     | 2               | 2              |

Home Unit Completions by Percent of Area Median Income

| Activity Type                    | Units Completed |             |                  |                  |
|----------------------------------|-----------------|-------------|------------------|------------------|
|                                  | 31 % - 50 %     | 61 % - 80 % | Total 0 % - 60 % | Total 0 % - 80 % |
| First Time Homebuyers            | 1               | 1           | 1                | 2                |
| Total, Homebuyers and Homeowners | 1               | 1           | 1                | 2                |
| Grand Total                      | 1               | 1           | 1                | 2                |

Home Unit Reported As Vacant

| Activity Type                    | Reported as Vacant |
|----------------------------------|--------------------|
| First Time Homebuyers            | 0                  |
| Total, Homebuyers and Homeowners | 0                  |
| Grand Total                      | 0                  |



Program Year: 2024

Start Date 01-Jul-2024 - End Date 30-Jun-2025

DAVENPORT

Home Unit Completions by Racial / Ethnic Category

|                        | First Time Homebuyers |                             |
|------------------------|-----------------------|-----------------------------|
|                        | Units Completed       | Units Completed - Hispanics |
| White                  | 1                     | 0                           |
| Black/African American | 1                     | 0                           |
| Total                  | 2                     | 0                           |

|                        | Total, Homebuyers and Homeowners |                             | Grand Total     |                             |
|------------------------|----------------------------------|-----------------------------|-----------------|-----------------------------|
|                        | Units Completed                  | Units Completed - Hispanics | Units Completed | Units Completed - Hispanics |
| White                  | 1                                | 0                           | 1               | 0                           |
| Black/African American | 1                                | 0                           | 1               | 0                           |
| Total                  | 2                                | 0                           | 2               | 0                           |



SUMMARY

Program Year: 2024

HOME-ARP Disbursements, Units Completed, and Households Assisted

| Activity Type                         | Disbursed Amount    | Units Completed | Units Occupied | Units Receiving Rental Operating | HH Assisted |
|---------------------------------------|---------------------|-----------------|----------------|----------------------------------|-------------|
| Non-Congregate Shelter                | \$0.00              | 0               | N/A            | N/A                              | N/A         |
| Rental                                | \$0.00              | 0               | 0              | N/A                              | N/A         |
| Rental Operating                      | \$0.00              | N/A             | N/A            | 0                                | N/A         |
| Supportive Services                   | \$135,717.69        | N/A             | N/A            | N/A                              | 824         |
| Tenant-Based Rental Assistance (TBRA) | \$0.00              | N/A             | N/A            | N/A                              | 0           |
| <b>Total</b>                          | <b>\$135,717.69</b> | <b>0</b>        | <b>0</b>       | <b>0</b>                         | <b>824</b>  |

HOME-ARP Unit Completions and Households Assisted by Qualifying Population and Percent of Area Median Income

| Activity Type                         | Homeless | At-risk of Homeless | Other QP | Low Income HH | 0% - 30% | 31% - 50% | 51% - 60% | 61% - 80% | Total 0% - 80% |
|---------------------------------------|----------|---------------------|----------|---------------|----------|-----------|-----------|-----------|----------------|
| NCS Converted to AH                   | 0        | 0                   | 0        | 0             | 0        | 0         | 0         | 0         | 0              |
| Rental                                | 0        | 0                   | 0        | 0             | 0        | 0         | 0         | 0         | 0              |
| Tenant-Based Rental Assistance (TBRA) | 0        | 0                   | 0        | N/A           | N/A      | N/A       | N/A       | N/A       | N/A            |
| <b>Total</b>                          | <b>0</b> | <b>0</b>            | <b>0</b> | <b>0</b>      | <b>0</b> | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>       |

HOME-ARP Unit Reported As Vacant

| Activity Type          | Total | Reported as Vacant | Percentage |
|------------------------|-------|--------------------|------------|
| Non-Congregate Shelter | N/A   | 0                  | N/A        |
| Rental                 | 0     | 0                  |            |

HOME-ARP Veteran Status

| Activity Type                         | Veteran Homeless | Veteran At-risk of Homeless | Veteran Other QP | Veteran Low Income |
|---------------------------------------|------------------|-----------------------------|------------------|--------------------|
| NCS Converted to AH                   | 0                | 0                           | 0                | 0                  |
| Rental                                | 0                | 0                           | 0                | 0                  |
| Tenant-Based Rental Assistance (TBRA) | 0                | 0                           | 0                | N/A                |
| <b>Total</b>                          | <b>0</b>         | <b>0</b>                    | <b>0</b>         | <b>0</b>           |



HOME-ARP Homeless Status

| Activity Type       | Total Homeless | Veteran Homeless | Total Non Homeless | Veteran Non Homeless |
|---------------------|----------------|------------------|--------------------|----------------------|
| Supportive Services | 55             | 0                | 48                 | 0                    |
| <b>Total</b>        | <b>55</b>      | <b>0</b>         | <b>48</b>          | <b>0</b>             |

HOME-ARP Unit Completions and Households Assisted by Racial / Ethnic Category

|                                                   | Rental      |            |          | NCS Converted to AH |          |            |
|---------------------------------------------------|-------------|------------|----------|---------------------|----------|------------|
|                                                   | Total Units | Percentage | Hispanic | Percentage          | Hispanic | Percentage |
| White                                             | 0           |            | 0        |                     | 0        |            |
| Black/African American                            | 0           |            | 0        |                     | 0        |            |
| Asian                                             | 0           |            | 0        |                     | 0        |            |
| American Indian/Alaskan Native                    | 0           |            | 0        |                     | 0        |            |
| Native Hawaiian/Other Pacific Islander            | 0           |            | 0        |                     | 0        |            |
| American Indian/Alaskan Native & White            | 0           |            | 0        |                     | 0        |            |
| Asian & White                                     | 0           |            | 0        |                     | 0        |            |
| Black/African American & White                    | 0           |            | 0        |                     | 0        |            |
| Amer. Indian/Alaskan Native & Black/African Amer. | 0           |            | 0        |                     | 0        |            |
| Other multi-racial                                | 0           |            | 0        |                     | 0        |            |
| <b>Total</b>                                      | <b>0</b>    |            | <b>0</b> |                     | <b>0</b> |            |

|                                        | Tenant-Based Rental Assistance (TBRA) |            |          |            |
|----------------------------------------|---------------------------------------|------------|----------|------------|
|                                        | Total HH                              | Percentage | Hispanic | Percentage |
| White                                  | 0                                     |            | 0        |            |
| Black/African American                 | 0                                     |            | 0        |            |
| Asian                                  | 0                                     |            | 0        |            |
| American Indian/Alaskan Native         | 0                                     |            | 0        |            |
| Native Hawaiian/Other Pacific Islander | 0                                     |            | 0        |            |
| American Indian/Alaskan Native & White | 0                                     |            | 0        |            |
| Asian & White                          | 0                                     |            | 0        |            |



|                                                   | Tenant-Based Rental Assistance (TBRA) |            |          |            |
|---------------------------------------------------|---------------------------------------|------------|----------|------------|
|                                                   | Total HH                              | Percentage | Hispanic | Percentage |
| Black/African American & White                    | 0                                     |            | 0        |            |
| Amer. Indian/Alaskan Native & Black/African Amer. | 0                                     |            | 0        |            |
| Other multi-racial                                | 0                                     |            | 0        |            |
| <b>Total</b>                                      | <b>0</b>                              |            | <b>0</b> |            |

|                                        | Supportive Services |                |
|----------------------------------------|---------------------|----------------|
|                                        | Total HH            | Percentage     |
| White                                  | 20                  | 33.90%         |
| Black/African American                 | 35                  | 59.32%         |
| Asian                                  | 0                   | 0.00%          |
| American Indian/Alaskan Native         | 0                   | 0.00%          |
| Native Hawaiian/Other Pacific Islander | 0                   | 0.00%          |
| Other multi-racial                     | 4                   | 6.78%          |
| <b>Total</b>                           | <b>59</b>           | <b>100.00%</b> |

|                 |   |
|-----------------|---|
| Hispanic/Latino | 2 |
|-----------------|---|



DAVENPORT

Program Year: 2024

Start Date 01-Jul-2024 - End Date 30-Jun-2025

HOME-ARP Disbursements, Units Completed, and Households Assisted

| Activity Type                         | Disbursed Amount | Units Completed | Units Occupied | Units Receiving Rental Operating | HH Assisted |
|---------------------------------------|------------------|-----------------|----------------|----------------------------------|-------------|
| Non-Congregate Shelter                |                  |                 | N/A            | N/A                              | N/A         |
| Rental                                |                  |                 |                | N/A                              | N/A         |
| Rental Operating                      |                  | N/A             | N/A            |                                  | N/A         |
| Supportive Services                   | \$135,717.69     | N/A             | N/A            | N/A                              | 824         |
| Tenant-Based Rental Assistance (TBRA) |                  | N/A             | N/A            | N/A                              |             |
| Total                                 | \$135,717.69     | 0               | 0              | 0                                | 824         |

HOME-ARP Unit Completions and Households Assisted by Qualifying Population and Percent of Area Median Income

| Activity Type                         | Homeless | At-risk of Homeless | Other QP | Low Income HH | 0% - 30% | 31% - 50% | 51% - 60% | 61% - 80% | Total 0% - 80% |
|---------------------------------------|----------|---------------------|----------|---------------|----------|-----------|-----------|-----------|----------------|
| NCS Converted to AH                   |          |                     |          |               |          |           |           |           |                |
| Rental                                |          |                     |          |               |          |           |           |           |                |
| Tenant-Based Rental Assistance (TBRA) |          |                     |          | N/A           | N/A      | N/A       | N/A       | N/A       | N/A            |
| Total                                 | 0        | 0                   | 0        | 0             | 0        | 0         | 0         | 0         | 0              |

HOME-ARP Unit Reported As Vacant

| Activity Type          | Total | Reported as Vacant | Percentage |
|------------------------|-------|--------------------|------------|
| Non-Congregate Shelter | N/A   | 0                  | N/A        |
| Rental                 | 0     | 0                  |            |

HOME-ARP Veteran Status

| Activity Type                         | Veteran Homeless | Veteran At-risk of Homeless | Veteran Other QP | Veteran Low Income |
|---------------------------------------|------------------|-----------------------------|------------------|--------------------|
| NCS Converted to AH                   |                  |                             |                  |                    |
| Rental                                |                  |                             |                  |                    |
| Tenant-Based Rental Assistance (TBRA) |                  |                             |                  | N/A                |
| Total                                 | 0                | 0                           | 0                | 0                  |





HOME-ARP Homeless Status

| Activity Type       | Total Homeless | Veteran Homeless | Total Non Homeless | Veteran Non Homeless |
|---------------------|----------------|------------------|--------------------|----------------------|
| Supportive Services | 55             | 0                | 48                 | 0                    |
| Total               | 55             | 0                | 48                 | 0                    |

HOME-ARP Unit Completions and Households Assisted by Racial / Ethnic Category

|                                                   | DAVENPORT   |            |          | DAVENPORT           |          |            |
|---------------------------------------------------|-------------|------------|----------|---------------------|----------|------------|
|                                                   | Rental      |            |          | NCS Converted to AH |          |            |
|                                                   | Total Units | Percentage | Hispanic | Percentage          | Hispanic | Percentage |
| White                                             | 0           |            | 0        |                     | 0        |            |
| Black/African American                            | 0           |            | 0        |                     | 0        |            |
| Asian                                             | 0           |            | 0        |                     | 0        |            |
| American Indian/Alaskan Native                    | 0           |            | 0        |                     | 0        |            |
| Native Hawaiian/Other Pacific Islander            | 0           |            | 0        |                     | 0        |            |
| American Indian/Alaskan Native & White            | 0           |            | 0        |                     | 0        |            |
| Asian & White                                     | 0           |            | 0        |                     | 0        |            |
| Black/African American & White                    | 0           |            | 0        |                     | 0        |            |
| Amer. Indian/Alaskan Native & Black/African Amer. | 0           |            | 0        |                     | 0        |            |
| Other multi-racial                                | 0           |            | 0        |                     | 0        |            |
| Total                                             | 0           |            | 0        |                     | 0        |            |

|                                        | DAVENPORT                             |            |          |
|----------------------------------------|---------------------------------------|------------|----------|
|                                        | Tenant-Based Rental Assistance (TBRA) |            |          |
|                                        | Total HH                              | Percentage | Hispanic |
| White                                  | 0                                     |            | 0        |
| Black/African American                 | 0                                     |            | 0        |
| Asian                                  | 0                                     |            | 0        |
| American Indian/Alaskan Native         | 0                                     |            | 0        |
| Native Hawaiian/Other Pacific Islander | 0                                     |            | 0        |



|                                                   | DAVENPORT                             |            |          |            |
|---------------------------------------------------|---------------------------------------|------------|----------|------------|
|                                                   | Tenant-Based Rental Assistance (TBRA) |            |          |            |
|                                                   | Total HH                              | Percentage | Hispanic | Percentage |
| American Indian/Alaskan Native & White            | 0                                     |            | 0        |            |
| Asian & White                                     | 0                                     |            | 0        |            |
| Black/African American & White                    | 0                                     |            | 0        |            |
| Amer. Indian/Alaskan Native & Black/African Amer. | 0                                     |            | 0        |            |
| Other multi-racial                                | 0                                     |            | 0        |            |
| Total                                             | 0                                     |            | 0        |            |

|                                        | DAVENPORT           |  |            |
|----------------------------------------|---------------------|--|------------|
|                                        | Supportive Services |  |            |
|                                        | Total HH            |  | Percentage |
| White                                  | 20                  |  | 33.90%     |
| Black/African American                 | 35                  |  | 59.32%     |
| Asian                                  | 0                   |  | 0.00%      |
| American Indian/Alaskan Native         | 0                   |  | 0.00%      |
| Native Hawaiian/Other Pacific Islander | 0                   |  | 0.00%      |
| Other multi-racial                     | 4                   |  | 6.78%      |
| Total                                  | 59                  |  | 100.00%    |

|                 |   |  |
|-----------------|---|--|
| Hispanic/Latino | 2 |  |
|-----------------|---|--|

## Attachment 4

### HOME Inspection Report

HOME RENTAL PROJECTS  
On-Site Inspection Record

| NAME OF OWNER               | PROJECT NAME AND ADDRESS                                                                 | Contact Name                                          | Contact Email                                                                                                                      | Census Tract | LAST ON-SITE INSPECTION | NEXT INSPECTION DUE | RESULT        | ACTION | HOME UNITS | TOTAL UNITS | UNIT #s                                                                                                                                                                  | INSPECT FREQ. (Yrs) | # of buildings | Units to inspect | # inspections required |
|-----------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|---------------------|---------------|--------|------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|------------------|------------------------|
| Humility Homes and Services | 628 Pershing 52803                                                                       | Amie Pate                                             | <a href="mailto:a.pate@humilityhomes.org">a.pate@humilityhomes.org</a>                                                             | 106          | 7/19/2024               | 7/19/2027           | In Compliance | N/A    | 1          | 8           | Unit # 7                                                                                                                                                                 | 3                   | 1bldg          | All              | 1                      |
| Premier                     | Taylor Heights Village 901 W 15th St                                                     | Deana Fountain                                        | <a href="mailto:dfountain@ohmdcorp.com">dfountain@ohmdcorp.com</a>                                                                 | 113          | 8/4/2025                | 9/4/2025            | Re-inspection | N/A    | 6          | 41          | 113, 119, 116, 213, 312, 317                                                                                                                                             | 3                   | 1bldg          | Minimum 4 units  | 4                      |
| Premier                     | Jackson School 1420 W. 16th St.                                                          | Deana Fountain                                        | <a href="mailto:dfountain@ohmdcorp.com">dfountain@ohmdcorp.com</a>                                                                 | 113          | 8/4/2025                | 9/4/2025            | Re-inspection | N/A    | 5          | 48          | 105,107, 108,207, 208                                                                                                                                                    | 3                   | 1bldg          | Minimum 4 units  | 4                      |
| Premier                     | Cobblestone Terrace 1102 - 1126 W.12th St. 52804 1228 Myrtle 52804                       | Deana Fountain 563-320-3913 Dezia Allen Prop. Manager | <a href="mailto:dfountain@ohmdcorp.com">dfountain@ohmdcorp.com</a><br><a href="mailto:gallen@ohmdcorp.com">gallen@ohmdcorp.com</a> | 113          | 7/26/2024               | 7/26/2027           | In Compliance | N/A    | 10         | 10          | 1102,1104,1108, 1110,1114,1116, 1120,1122,1126, 1228                                                                                                                     | 3                   | 10bldgs        | All              | 10                     |
| Becovic Properties          | Mississippi Lofts 106 E. 3rd St.                                                         | Isa Becovic, Owner                                    | <a href="mailto:ibecovic@gmail.com">ibecovic@gmail.com</a>                                                                         | 109          | 8/1/2025                | 8/1/2028            | In Compliance | N/A    | 6          | 56          | 226, 424,626, 327, 526,922                                                                                                                                               | 3                   | 1bldg          | Minimum 4 units  | 4                      |
| Artisan                     | 320 & 324 E 4TH ST                                                                       | Barb Kesaler                                          | <a href="mailto:crescentmanager@artisan-aps.com">crescentmanager@artisan-aps.com</a>                                               | 106          | 8/1/2024                | 8/1/2027            | In Compliance | N/A    | 3          | 53          | 201, 202, 209                                                                                                                                                            | 3                   | 2bldgs         | All              | 3                      |
| Pioneer Properties          | Marycrest Senior Housing ( Final Phase ) Kone and Handerson Halls 1607 W. 12th St. 52804 | Ben Widmeyer                                          | <a href="#">New Property Manager</a>                                                                                               | 108          | 7/30/2024               | 7/30/2027           | In Compliance | N/A    | 11         | 20          | 100, 202, 203, 300, 301, 302, 303, 304, 305, 307, 308                                                                                                                    | 3                   | 1 bldg         | Minimum 4        | 4                      |
| Newbury Living              | Fairmount Phes 3521 W. 42nd Street 52806 Megan Welch Manager 563-392-4747                | Hazel Ford                                            | <a href="mailto:hford@newburyliving.com">hford@newburyliving.com</a>                                                               | 126.02       | 7/19/2024               | 7/19/2027           | In Compliance | N/A    | 10         | 41          | Bldg 3525 #20<br>Bldg 3525 #22<br>Bldg 3617 #53<br>Bldg 3535 #72<br>Bldg 3514 #103<br>Bldg 3611 #44<br>Bldg 3611 #81<br>Bldg 3504 #100<br>Bldg 3623 #59<br>Bldg 3531 #67 | 3                   | 8bldgs         | All              | 3                      |
| Newbury Living              | 1606 Brady                                                                               | Jami Kisler                                           | <a href="mailto:jkisler@newburyliving.com">jkisler@newburyliving.com</a>                                                           | 114          | 8/2/2023                | 8/2/2026            | In Compliance | N/A    | 2          | 38          | 213,306                                                                                                                                                                  | 3                   | 1              | All              | All                    |
| Newbury Living              | 501 Brady Street                                                                         | Jami Kisler                                           | <a href="mailto:jkisler@newburyliving.com">jkisler@newburyliving.com</a>                                                           | 106          | 7/21/2025               | 7/21/2028           | In compliance | N/A    | 3          | 25          | 206, 202, 303                                                                                                                                                            | 3                   | 1bldg          | All              | All                    |
| Sherman and Associates      | 1420 Harrison                                                                            | Rochelle Rea                                          | <a href="mailto:Rea@sherman-associates.com">Rea@sherman-associates.com</a>                                                         | 113          | 8/7/2023                | 8/6/2026            | In Compliance |        | 16         | 60          | 101, 108, 113, 118, 202, 218, 224, 303, 307,308, 309, 313,317,319,320,324 (8 are 50%, 8 are 120%                                                                         | 3                   | 1bldg          | Minimum 4 units  | 4                      |
| MDW                         | 613 W. 4th Street                                                                        | Jessica Brimmer                                       | <a href="mailto:LafayetteSquare@VclairManagement.com">LafayetteSquare@VclairManagement.com</a>                                     | 109          | 7/29/2024               | 7/29/2027           | In Compliance | N/A    | 3          | 48          | 109, 212, 408                                                                                                                                                            | 3                   | 1 bldg         | 3                | 3                      |

Attachment 5  
Financial Reports  
Proof of Publication

# CR-15 Adjustments to Default Values

## Comparison Between Annual Plan AP-15 Estimates and CAPER CR-15 Default Values

| CDBG           |                   |                |                                               |                          |                                     |
|----------------|-------------------|----------------|-----------------------------------------------|--------------------------|-------------------------------------|
|                | Annual Allocation | Program Income | Prior Year Resources<br>(inc. Returned Funds) | Resources Made Available | Amount Expended During Program Year |
| Default Values | \$ 1,641,373.00   | \$ 300,000.00  | \$ 2,305,173.00                               | \$ 4,246,546.00          |                                     |
| Actual Values  | \$ 1,641,373.00   | \$ 273,796.52  | \$ 1,883,382.43                               | \$ 3,798,551.95          | \$ 2,240,522.85                     |

The annual allocation was the same as was estimated in the plan. Less program income was earned during the program year and less prior year resources were rolled over from Year 49 into Year 50 than was estimated when the plan was created.

IDIS calculated an available amount of \$4,246,546.00 for the program year. This does not agree with the number represented by actual vouchers and receipts created during this program year. The correct number is \$3,798,551.95, based on IDIS reports PR07 and PR09. The difference is \$447,994.05.

## HOME

|                | Annual Allocation | Program Income | Prior Year Resources | Resources Made Available | Amount Expended During Program Year |
|----------------|-------------------|----------------|----------------------|--------------------------|-------------------------------------|
| Default Values | \$ 394,288.00     | \$ 200,000.00  | \$ 3,642,146.00      | \$ 4,236,434.00          |                                     |
| Actual Values  | \$ 394,288.46     | \$ 337,171.56  | \$ 3,143,538.96      | \$ 3,874,998.98          | \$ 697,109.66                       |

The annual allocation was the same as was estimated in the plan (except for the cents, which the Year 50 plan template was not set up to accept at the time it was submitted). More program income was earned during the program year and less prior year resources were rolled over from Year 49 into Year 50 than was estimated when the plan was created.

IDIS calculated an available amount of \$4,236,434.00 for the program year. This does not agree with the number represented by actual vouchers and receipts created during this program year. The correct number is \$3,874,998.98,

### **CR-15 MBE-WBE HOME Program Income Adjustments**

- ◆ Adjustment to Amount Received During Reporting Period Box:

Please note that IDIS does not allow for prior year flagging of receipts entered after June 30. The system counts any PI entered between 7/1 and 6/30 as program income earned in that year, even if it is for program income earned before June 30 for the prior program year. To demonstrate, see the attached PR09, which is highlighted to show that IDIS counts a receipt entered after 6/30/24 as part of 2024 PI even though it is actually for program income earned in program year 2023. Likewise, IDIS counts receipts entered after 6/30/25 as part of 2025 PI even though it is actually for program income earned in program year 2024. The lines highlighted in green should be included in the 2024 total, the lines highlighted in red should be excluded from the 2024 total. When you subtract the 2023 receipt incorrectly included and add in the 2024 receipts incorrectly excluded, you arrive at the number stated in the 2024 CAPER for PI earned (\$337,171.56 on the PR09).

- ◆ Adjustment to Amount Expended During Reporting Period box:

Please note that IDIS does not allow for prior year flagging of vouchers entered after June 30. The system counts any draw entered between 7/1 and 6/30 as program income expended in that year, even if it is for expenses incurred before June 30 for the prior program year. To demonstrate, see the attached PR09, which is highlighted to show that IDIS counts vouchers entered after 6/30/24 as part of 2024 expenses even though they are actually for program income expended in program year 2023. Likewise, IDIS counts vouchers entered after 6/30/25 as part of 2025 expenses even though it is actually for program income expended in program year 2024. The lines highlighted in green should be included in the 2024 total, the lines highlighted in red should be excluded from the 2024 total. When you subtract the 2023 voucher incorrectly included and add in the 2024 vouchers incorrectly excluded, you arrive at the number stated in the 2024 CAPER for PI expended (\$484,658.21 on the PR09).

Report for Program:HOME  
\*Data Only Provided for Time Period Queried:07-01-2024 to 08-28-2025

| Program Year | Program | Associated Grant Number | Fund Type | Estimated Income for Year | Transaction | Voucher #     | Voucher Created | Voucher Type | IDIS Proj. ID | IDIS Actv. ID | Matrix Code | Received/Drawn Amount |  |
|--------------|---------|-------------------------|-----------|---------------------------|-------------|---------------|-----------------|--------------|---------------|---------------|-------------|-----------------------|--|
| 2020         | HOME    | M20MC190200             | PI        | 0.00                      | DRAWS       | 6925134 '-001 | 07/25/2024      | PY           | 2             | 1516          | 14A         | 6,795.59              |  |
|              |         |                         | PI        |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |
|              |         |                         |           |                           |             |               |                 |              |               |               |             |                       |  |





PA

DRAWS

|      |      |             |               |            |                              |            |      |           |            |
|------|------|-------------|---------------|------------|------------------------------|------------|------|-----------|------------|
| 2024 | HOME | M24MC190200 | 6998516 '-001 | 02/26/2025 | PY                           | 2          | 1570 | 800.97    |            |
|      |      |             | 7000636 '-001 | 03/05/2025 | PY                           | 2          | 1570 | 936.88    |            |
|      |      |             | 7010865 '-001 | 04/02/2025 | PY                           | 2          | 1570 | 11,637.48 |            |
|      |      |             | 7014702 '-001 | 04/14/2025 | PY                           | 2          | 1570 | 16,811.04 |            |
|      |      |             | 7015658 '-001 | 04/16/2025 | PY                           | 2          | 1570 | 742.95    |            |
|      |      |             | 7018052 '-001 | 04/22/2025 | PY                           | 2          | 1570 | 479.56    |            |
|      |      |             | 7023066 '-001 | 05/06/2025 | PY                           | 2          | 1570 | 9,376.50  |            |
|      |      |             | 7059917 '-001 | 08/26/2025 | PY                           | 2          | 1570 | 3,726.71  |            |
|      |      |             |               |            |                              |            |      | Receipts  | 445,120.93 |
|      |      |             |               |            |                              |            |      | PI Draws  | 0.00       |
|      |      |             |               |            | PA Draws                     | 44,512.09  |      |           |            |
|      |      |             |               |            | Balance                      | 400,608.84 |      |           |            |
|      |      |             |               |            | Total Local Account Receipts | 445,120.93 |      |           |            |
|      |      |             |               |            | Total Local Account Draws    | 44,512.09  |      |           |            |
|      |      |             |               |            | Total Local Account Balance  | 400,608.84 |      |           |            |

2025 HOME M25MC190200 PI 0.00

RECEIPTS

|      |      |             |               |            |          |           |                              |           |
|------|------|-------------|---------------|------------|----------|-----------|------------------------------|-----------|
| 2025 | HOME | M25MC190200 | 5460284 '-001 | 08/26/2025 |          | 21,364.99 |                              |           |
|      |      |             |               |            | Receipts | 21,364.99 |                              |           |
|      |      |             |               |            | PI Draws |           |                              |           |
|      |      |             |               |            | PA Draws |           |                              |           |
|      |      |             |               |            | Balance  | 21,364.99 |                              |           |
|      |      |             |               |            |          |           | Total Local Account Receipts | 21,364.99 |
|      |      |             |               |            |          |           | Total Local Account Draws    |           |
|      |      |             |               |            |          |           | Total Local Account Balance  | 21,364.99 |

## **Explanation of Public Service Percentage on PR26 Activity Summary by Selected Grant Year**

HUD regulations cap the expenditure of CDBG funds on Public Service activities at 15% of the current year grant plus 15% of prior year program income.

In practice, program income must be expended before entitlement funds are drawn in IDIS, so while the total amount of prior year program income is included in the calculation of the public services cap, there is no requirement in the regulation or in HUD guidance that public services expenses be drawn from both entitlement and program income funds. To require such a thing would be impossible, because the prior year's program income has been long spent down by the time the current year's public service activities are taking place.

As a result, on the *PR26 Activity Summary by Selected Grant Year* report, the amount listed on the Public services line exceeds 15%. This is because the report only takes into account the maximum entitlement grant amount that can be spent on public services, without taking into account the portion of the prior year's program income that can be spent on public services. This report incorrectly represents the percentage of funds expended on public services under the HUD regulations.

HUD's *PR26 CDBG Financial Summary Report* correctly reflects the percentage of entitlement plus program income that was spent on public service activities. For program year 2024, it is 13.06%, which is under the



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
DAVENPORT , IA

DATE: 08-27-25  
TIME: 16:41  
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

|                                                           |              |
|-----------------------------------------------------------|--------------|
| 01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR  | 1,883,382.43 |
| 02 ENTITLEMENT GRANT                                      | 1,641,373.00 |
| 03 SURPLUS URBAN RENEWAL                                  | 0.00         |
| 04 SECTION 108 GUARANTEED LOAN FUNDS                      | 0.00         |
| 05 CURRENT YEAR PROGRAM INCOME                            | 273,796.52   |
| 05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE) | 0.00         |
| 06 FUNDS RETURNED TO THE LINE-OF-CREDIT                   | 0.00         |
| 06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT              | 0.00         |
| 07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE                  | 0.00         |
| 08 TOTAL AVAILABLE (SUM, LINES 01-07)                     | 3,798,551.95 |

PART II: SUMMARY OF CDBG EXPENDITURES

|                                                                                |              |
|--------------------------------------------------------------------------------|--------------|
| 09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 2,029,728.01 |
| 10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT               | 0.00         |
| 11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)                       | 2,029,728.01 |
| 12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                               | 210,794.84   |
| 13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS                                | 0.00         |
| 14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES                                    | 0.00         |
| 15 TOTAL EXPENDITURES (SUM, LINES 11-14)                                       | 2,240,522.85 |
| 16 UNEXPENDED BALANCE (LINE 08 - LINE 15)                                      | 1,558,029.10 |

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

|                                                  |              |
|--------------------------------------------------|--------------|
| 17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | 0.00         |
| 18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING       | 0.00         |
| 19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES        | 2,029,728.01 |
| 20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT    | 0.00         |
| 21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)       | 2,029,728.01 |
| 22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)      | 100.00%      |

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

|                                                                       |                            |
|-----------------------------------------------------------------------|----------------------------|
| 23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION                         | PY: 2024 PY: 2025 PY: 2026 |
| 24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION | 2,029,728.01               |
| 25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS                 | 2,029,728.01               |
| 26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)               | 100.00%                    |

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

|                                                                 |              |
|-----------------------------------------------------------------|--------------|
| 27 DISBURSED IN IDIS FOR PUBLIC SERVICES                        | 270,140.17   |
| 28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR   | 0.00         |
| 29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR  | 0.00         |
| 30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS                   | 0.00         |
| 31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30) | 270,140.17   |
| 32 ENTITLEMENT GRANT                                            | 1,641,373.00 |
| 33 PRIOR YEAR PROGRAM INCOME                                    | 427,777.46   |
| 34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP                | 0.00         |
| 35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)                   | 2,069,150.46 |
| 36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)  | 13.06%       |

PART V: PLANNING AND ADMINISTRATION (PA) CAP

|                                                                |              |
|----------------------------------------------------------------|--------------|
| 37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION               | 210,794.84   |
| 38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR  | 0.00         |
| 39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR | 0.00         |
| 40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS                  | 0.00         |
| 41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40) | 210,794.84   |
| 42 ENTITLEMENT GRANT                                           | 1,641,373.00 |
| 43 CURRENT YEAR PROGRAM INCOME                                 | 273,796.52   |
| 44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP               | 0.00         |
| 45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)                  | 1,915,169.52 |
| 46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45) | 11.01%       |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
DAVENPORT , IA

DATE: 08-27-25  
TIME: 16:41  
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                                              | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|------------------------------------------------------------|-------------|--------------------|--------------|
| 2023      | 4            | 1563          | 6981697        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$191,569.11 |
| 2023      | 4            | 1563          | 6988682        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$12,978.69  |
| 2023      | 4            | 1563          | 6988725        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$309,897.51 |
| 2023      | 4            | 1563          | 6989121        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$5,261.60   |
| 2023      | 4            | 1563          | 6989166        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$94,253.73  |
| 2023      | 4            | 1563          | 6990217        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$700.00     |
| 2023      | 4            | 1563          | 6993946        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$20,310.07  |
| 2023      | 4            | 1563          | 6993957        | Washington Street Alley Infrastructure YR 49               | 03K         | LMA                | \$12,003.63  |
|           |              |               |                |                                                            | 03K         | Matrix Code        | \$646,974.34 |
| 2024      | 5            | 1580          | 6989150        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$6,039.40   |
| 2024      | 5            | 1580          | 6993957        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$2,013.12   |
| 2024      | 5            | 1580          | 7002057        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$2,013.12   |
| 2024      | 5            | 1580          | 7016233        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$2,013.07   |
| 2024      | 5            | 1580          | 7035615        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$6,175.45   |
| 2024      | 5            | 1580          | 7038748        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$6,210.88   |
| 2024      | 5            | 1580          | 7060314        | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | 03T         | LMC                | \$6,210.96   |
| 2024      | 5            | 1583          | 6989150        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$7,383.12   |
| 2024      | 5            | 1583          | 6990217        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$2,687.88   |
| 2024      | 5            | 1583          | 7002057        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$2,238.00   |
| 2024      | 5            | 1583          | 7016233        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$2,572.56   |
| 2024      | 5            | 1583          | 7030320        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$3,074.00   |
| 2024      | 5            | 1583          | 7035615        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$3,483.66   |
| 2024      | 5            | 1583          | 7038748        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$3,445.96   |
| 2024      | 5            | 1583          | 7060314        | SALVATION ARMY HOMELESS PREVENTION                         | 03T         | LMC                | \$4,587.82   |
|           |              |               |                |                                                            | 03T         | Matrix Code        | \$60,149.00  |
| 2024      | 5            | 1576          | 6990217        | CASI                                                       | 05A         | LMC                | \$5,569.95   |
| 2024      | 5            | 1576          | 6993957        | CASI                                                       | 05A         | LMC                | \$1,856.65   |
| 2024      | 5            | 1576          | 7002057        | CASI                                                       | 05A         | LMC                | \$1,498.74   |
| 2024      | 5            | 1576          | 7016233        | CASI                                                       | 05A         | LMC                | \$1,856.64   |
| 2024      | 5            | 1576          | 7035615        | CASI                                                       | 05A         | LMC                | \$2,599.30   |
| 2024      | 5            | 1576          | 7060314        | CASI                                                       | 05A         | LMC                | \$11,300.72  |
|           |              |               |                |                                                            | 05A         | Matrix Code        | \$24,682.00  |
| 2024      | 5            | 1584          | 6989150        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$3,733.09   |
| 2024      | 5            | 1584          | 6993957        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$3,765.87   |
| 2024      | 5            | 1584          | 7030320        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$3,744.01   |
| 2024      | 5            | 1584          | 7035615        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$2,782.74   |
| 2024      | 5            | 1584          | 7038748        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$3,716.69   |
| 2024      | 5            | 1584          | 7060314        | VERA FRENCH COMM. MENTAL HEALTH CTR                        | 05B         | LMC                | \$10,796.60  |
|           |              |               |                |                                                            | 05B         | Matrix Code        | \$28,539.00  |
| 2024      | 5            | 1581          | 7035615        | IOWA LEGAL AID                                             | 05C         | LMC                | \$11,121.00  |
| 2024      | 5            | 1581          | 7038748        | IOWA LEGAL AID                                             | 05C         | LMC                | \$1,842.12   |
| 2024      | 5            | 1581          | 7060314        | IOWA LEGAL AID                                             | 05C         | LMC                | \$9,234.05   |
|           |              |               |                |                                                            | 05C         | Matrix Code        | \$22,197.17  |
| 2024      | 5            | 1574          | 6989150        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$6,246.00   |
| 2024      | 5            | 1574          | 6990217        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$3,123.00   |
| 2024      | 5            | 1574          | 6993957        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$1,041.00   |
| 2024      | 5            | 1574          | 7002057        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$2,082.00   |
| 2024      | 5            | 1574          | 7016233        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$2,082.00   |
| 2024      | 5            | 1574          | 7030320        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | 05D         | LMC                | \$1,041.00   |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
DAVENPORT , IA

DATE: 08-27-25  
TIME: 16:41  
PAGE: 3

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                                                                         | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|---------------------------------------------------------------------------------------|-------------|--------------------|--------------|
| 2024      | 5            | 1574          | 7035615        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                                           | 05D         | LMC                | \$4,353.00   |
| 2024      | 5            | 1574          | 7038748        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                                           | 05D         | LMC                | \$6,952.30   |
| 2024      | 5            | 1574          | 7060314        | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                                           | 05D         | LMC                | \$4,651.70   |
| 2024      | 5            | 1575          | 6989150        | BOYS AND GIRLS CLUB                                                                   | 05D         | LMC                | \$4,360.00   |
| 2024      | 5            | 1575          | 6990217        | BOYS AND GIRLS CLUB                                                                   | 05D         | LMC                | \$2,180.00   |
| 2024      | 5            | 1579          | 6989150        | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                                               | 05D         | LMC                | \$9,065.74   |
| 2024      | 5            | 1579          | 6993957        | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                                               | 05D         | LMC                | \$5,346.50   |
| 2024      | 5            | 1579          | 7030320        | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                                               | 05D         | LMC                | \$6,702.25   |
| 2024      | 5            | 1579          | 7038748        | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                                               | 05D         | LMC                | \$6,706.50   |
| 2024      | 5            | 1579          | 7060314        | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                                               | 05D         | LMC                | \$6,003.01   |
| 2024      | 5            | 1582          | 7002057        | PROJECT RENEWAL                                                                       | 05D         | LMC                | \$12,785.00  |
| 2024      | 5            | 1582          | 7038748        | PROJECT RENEWAL                                                                       | 05D         | LMC                | \$12,812.00  |
| 2024      | 5            | 1582          | 7060314        | PROJECT RENEWAL                                                                       | 05D         | LMC                | \$9,608.00   |
|           |              |               |                |                                                                                       | 05D         | Matrix Code        | \$107,141.00 |
| 2024      | 5            | 1578          | 6989150        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$6,105.73   |
| 2024      | 5            | 1578          | 7002057        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$934.85     |
| 2024      | 5            | 1578          | 7016233        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$2,202.61   |
| 2024      | 5            | 1578          | 7030320        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$2,620.13   |
| 2024      | 5            | 1578          | 7035615        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$2,759.10   |
| 2024      | 5            | 1578          | 7038748        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$6,513.03   |
| 2024      | 5            | 1578          | 7060314        | FAMILY RESOURCES SAFEPATH                                                             | 05G         | LMC                | \$6,296.55   |
|           |              |               |                |                                                                                       | 05G         | Matrix Code        | \$27,432.00  |
| 2024      | 2            | 1568          | 6988725        | HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 DOWNPAYMENT ASSISTANCE | 13B         | LMH                | \$8,838.00   |
| 2024      | 2            | 1568          | 7035615        | HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 DOWNPAYMENT ASSISTANCE | 13B         | LMH                | \$5,129.01   |
| 2024      | 2            | 1568          | 7038741        | HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 DOWNPAYMENT ASSISTANCE | 13B         | LMH                | \$4,353.87   |
| 2024      | 2            | 1568          | 7038748        | HOUSING REHABILITATION/NEIGHBORHOOD REVITALIZATION FUND - YR50 DOWNPAYMENT ASSISTANCE | 13B         | LMH                | \$5,646.13   |
|           |              |               |                |                                                                                       | 13B         | Matrix Code        | \$23,967.01  |
| 2022      | 2            | 1516          | 6979352        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$71.24      |
| 2022      | 2            | 1516          | 6981697        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$234.13     |
| 2022      | 2            | 1516          | 6988725        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$112.42     |
| 2022      | 2            | 1516          | 6989166        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$404.01     |
| 2022      | 2            | 1516          | 6990217        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$385.75     |
| 2022      | 2            | 1516          | 6993957        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$3,260.33   |
| 2022      | 2            | 1516          | 7002057        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$570.00     |
| 2022      | 2            | 1516          | 7016230        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$215.44     |
| 2022      | 2            | 1516          | 7030318        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$363.85     |
| 2022      | 2            | 1516          | 7035615        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$142.44     |
| 2022      | 2            | 1516          | 7038748        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$57.63      |
| 2022      | 2            | 1516          | 7060314        | 1838 W 4th Urban Homestead                                                            | 14A         | LMH                | \$447.47     |
| 2022      | 2            | 1520          | 6979352        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$60.00      |
| 2022      | 2            | 1520          | 6981697        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$207.24     |
| 2022      | 2            | 1520          | 6988725        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$146.38     |
| 2022      | 2            | 1520          | 6989166        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$212.70     |
| 2022      | 2            | 1520          | 6990217        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$4,881.50   |
| 2022      | 2            | 1520          | 6993957        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$2,856.64   |
| 2022      | 2            | 1520          | 7002057        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$1,315.00   |
| 2022      | 2            | 1520          | 7016230        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$200.10     |
| 2022      | 2            | 1520          | 7030318        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$2,251.92   |
| 2022      | 2            | 1520          | 7035615        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$169.45     |
| 2022      | 2            | 1520          | 7038748        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$57.62      |
| 2022      | 2            | 1520          | 7060314        | 228 S Hancock UH                                                                      | 14A         | LMH                | \$428.09     |
| 2022      | 2            | 1521          | 6979352        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$60.00      |
| 2022      | 2            | 1521          | 6981697        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$39,894.78  |
| 2022      | 2            | 1521          | 6988725        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$122.40     |
| 2022      | 2            | 1521          | 6989166        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$50,650.10  |
| 2022      | 2            | 1521          | 6990217        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$134.72     |
| 2022      | 2            | 1521          | 6993957        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$2,674.79   |
| 2022      | 2            | 1521          | 7002057        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$337.67     |
| 2022      | 2            | 1521          | 7016230        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$310.11     |
| 2022      | 2            | 1521          | 7030318        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$486.37     |
| 2022      | 2            | 1521          | 7035615        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$188.31     |
| 2022      | 2            | 1521          | 7038748        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$92.68      |
| 2022      | 2            | 1521          | 7060314        | 1826 W 4th UH                                                                         | 14A         | LMH                | \$491.56     |
| 2023      | 2            | 1551          | 6981697        | 803 S Concord Dream 5 YR 49                                                           | 14A         | LMH                | \$14,200.00  |
| 2023      | 2            | 1551          | 6988725        | 803 S Concord Dream 5 YR 49                                                           | 14A         | LMH                | \$15,700.00  |
| 2023      | 2            | 1551          | 6993957        | 803 S Concord Dream 5 YR 49                                                           | 14A         | LMH                | \$78.00      |
| 2023      | 2            | 1552          | 6988725        | 2001 W 5th Street Dream 5 YR 49                                                       | 14A         | LMH                | \$24,160.00  |
| 2023      | 2            | 1553          | 6993957        | 2723 Whitewood Dream 5 YR 49                                                          | 14A         | LMH                | \$13,500.00  |
| 2023      | 2            | 1553          | 7002057        | 2723 Whitewood Dream 5 YR 49                                                          | 14A         | LMH                | \$27,300.00  |
| 2023      | 2            | 1553          | 7034645        | 2723 Whitewood Dream 5 YR 49                                                          | 14A         | LMH                | \$78.00      |

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                           | Matrix Code | National Objective | Drawn Amount   |
|-----------|--------------|---------------|----------------|-----------------------------------------|-------------|--------------------|----------------|
| 2023      | 2            | 1554          | 6989166        | 1316 Fairmount Dream 5 YR 49            | 14A         | LMH                | \$14,950.00    |
| 2023      | 2            | 1554          | 6990211        | 1316 Fairmount Dream 5 YR 49            | 14A         | LMH                | \$5,213.78     |
| 2023      | 2            | 1554          | 6990217        | 1316 Fairmount Dream 5 YR 49            | 14A         | LMH                | \$13,911.22    |
| 2023      | 2            | 1554          | 6993957        | 1316 Fairmount Dream 5 YR 49            | 14A         | LMH                | \$78.00        |
| 2023      | 2            | 1555          | 7035615        | 2029 Claussen Dream 5 YR 49             | 14A         | LMH                | \$15,600.00    |
| 2023      | 2            | 1555          | 7038748        | 2029 Claussen Dream 5 YR 49             | 14A         | LMH                | \$16,225.00    |
| 2023      | 2            | 1555          | 7060314        | 2029 Claussen Dream 5 YR 49             | 14A         | LMH                | \$156.00       |
| 2023      | 2            | 1556          | 6993957        | 408 E 12th Street Dream 5 YR 49         | 14A         | LMH                | \$10,250.00    |
| 2023      | 2            | 1556          | 7038748        | 408 E 12th Street Dream 5 YR 49         | 14A         | LMH                | \$13,775.00    |
| 2023      | 2            | 1558          | 7035614        | 206 S Elmwood Ave Dream 5 YR49          | 14A         | LMH                | \$18,249.62    |
| 2023      | 2            | 1558          | 7035615        | 206 S Elmwood Ave Dream 5 YR49          | 14A         | LMH                | \$14,800.38    |
| 2023      | 2            | 1558          | 7038748        | 206 S Elmwood Ave Dream 5 YR49          | 14A         | LMH                | \$78.00        |
| 2023      | 2            | 1560          | 6989166        | 1810 W Pleasant St Accessibility YR 49  | 14A         | LMH                | \$9,315.00     |
| 2023      | 2            | 1560          | 6993957        | 1810 W Pleasant St Accessibility YR 49  | 14A         | LMH                | \$13,200.00    |
| 2023      | 2            | 1561          | 6988725        | 1542 W 14th Street Accessibility YR 49  | 14A         | LMH                | \$16,100.00    |
| 2023      | 2            | 1561          | 6989166        | 1542 W 14th Street Accessibility YR 49  | 14A         | LMH                | \$8,845.00     |
| 2024      | 2            | 1587          | 7002053        | 3831 Pearl Ave - YR50 Accessibility     | 14A         | LMH                | \$4,602.80     |
| 2024      | 2            | 1587          | 7002057        | 3831 Pearl Ave - YR50 Accessibility     | 14A         | LMH                | \$8,105.20     |
| 2024      | 2            | 1588          | 6989166        | 3834 Sunnyside Ave - YR50 Accessibility | 14A         | LMH                | \$21,006.00    |
| 2024      | 2            | 1589          | 7038748        | 1937 Myrtle St - YR50 O/O               | 14A         | LMH                | \$78.00        |
| 2024      | 2            | 1589          | 7060314        | 1937 Myrtle St - YR50 O/O               | 14A         | LMH                | \$29,281.00    |
| 2024      | 2            | 1590          | 6990217        | 3012 Telegraph Rd - YR50 O/O            | 14A         | LMH                | \$8,603.00     |
| 2024      | 2            | 1591          | 7038748        | 706 E 29th YR50 O/O                     | 14A         | LMH                | \$44,674.00    |
| 2024      | 2            | 1591          | 7060314        | 706 E 29th YR50 O/O                     | 14A         | LMH                | \$78.00        |
| 2024      | 2            | 1592          | 7038748        | 1343 W Kimberly YR50 Accessibility      | 14A         | LMH                | \$19,200.00    |
| 2024      | 2            | 1592          | 7060314        | 1343 W Kimberly YR50 Accessibility      | 14A         | LMH                | \$78.00        |
| 2024      | 2            | 1593          | 7060314        | 805 E 6th Street Dream 5 Yr 50          | 14A         | LMH                | \$22,330.00    |
| 2024      | 2            | 1594          | 7060256        | 1906 W 3rd Street Dream 6 YR 50         | 14A         | LMH                | \$13,372.18    |
| 2024      | 2            | 1594          | 7060314        | 1906 W 3rd Street Dream 6 YR 50         | 14A         | LMH                | \$7,807.82     |
| 2024      | 2            | 1596          | 7060314        | 1545 W 4th Dream 6 YR 50                | 14A         | LMH                | \$42,453.00    |
| 2024      | 2            | 1598          | 7060314        | 1821 W 7th Street Dream 6 YR 50         | 14A         | LMH                | \$15,000.00    |
|           |              |               |                |                                         | 14A         | Matrix Code        | \$616,926.84   |
| 2024      | 2            | 1571          | 6979354        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$6,937.12     |
| 2024      | 2            | 1571          | 6981705        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$4,230.94     |
| 2024      | 2            | 1571          | 6988725        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$53,297.12    |
| 2024      | 2            | 1571          | 6989166        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$3,011.63     |
| 2024      | 2            | 1571          | 6990217        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$3,194.08     |
| 2024      | 2            | 1571          | 6993957        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$59,906.03    |
| 2024      | 2            | 1571          | 7002057        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$4,918.21     |
| 2024      | 2            | 1571          | 7016233        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$3,389.71     |
| 2024      | 2            | 1571          | 7030320        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$45,778.17    |
| 2024      | 2            | 1571          | 7035615        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$3,112.60     |
| 2024      | 2            | 1571          | 7038748        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$3,429.88     |
| 2024      | 2            | 1571          | 7060314        | HOUSING REHAB STAFF - CDBG              | 14H         | LMH                | \$84,601.67    |
|           |              |               |                |                                         | 14H         | Matrix Code        | \$275,807.16   |
| 2024      | 3            | 1524          | 6988682        | FURNISH 123                             | 18A         | LMJ                | \$4,525.00     |
| 2024      | 3            | 1586          | 6990211        | EWCGC, LLC                              | 18A         | LMJ                | \$62,999.02    |
| 2024      | 3            | 1586          | 6990217        | EWCGC, LLC                              | 18A         | LMJ                | \$9,681.95     |
| 2024      | 3            | 1586          | 6993946        | EWCGC, LLC                              | 18A         | LMJ                | \$4,280.03     |
| 2024      | 3            | 1586          | 6993957        | EWCGC, LLC                              | 18A         | LMJ                | \$22,221.73    |
| 2024      | 3            | 1586          | 7002053        | EWCGC, LLC                              | 18A         | LMJ                | \$16,485.42    |
| 2024      | 3            | 1586          | 7002057        | EWCGC, LLC                              | 18A         | LMJ                | \$2,030.10     |
| 2024      | 3            | 1586          | 7016230        | EWCGC, LLC                              | 18A         | LMJ                | \$10,065.35    |
| 2024      | 3            | 1586          | 7016233        | EWCGC, LLC                              | 18A         | LMJ                | \$22,236.40    |
|           |              |               |                |                                         | 18A         | Matrix Code        | \$154,525.00   |
| 2024      | 3            | 1573          | 6979352        | ECONOMIC DEVELOPMENT ADMIN              | 18B         | LMJ                | \$885.67       |
| 2024      | 3            | 1573          | 6988709        | ECONOMIC DEVELOPMENT ADMIN              | 18B         | LMJ                | \$10,103.23    |
| 2024      | 3            | 1573          | 6993946        | ECONOMIC DEVELOPMENT ADMIN              | 18B         | LMJ                | \$8,591.60     |
| 2024      | 3            | 1573          | 7030318        | ECONOMIC DEVELOPMENT ADMIN              | 18B         | LMJ                | \$8,351.17     |
| 2024      | 3            | 1573          | 7060256        | ECONOMIC DEVELOPMENT ADMIN              | 18B         | LMJ                | \$13,455.82    |
|           |              |               |                |                                         | 18B         | Matrix Code        | \$41,387.49    |
| Total     |              |               |                |                                         |             |                    | \$2,029,728.01 |

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27





Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG Financial Summary Report  
Program Year 2024  
DAVENPORT , IA

DATE: 08-27-25  
TIME: 16:41  
PAGE: 5

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity to prevent, prepare for, and respond to Coronavirus | Activity Name                                              | Grant Number | Fund Type | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|--------------------------------------------------------------|------------------------------------------------------------|--------------|-----------|-------------|--------------------|--------------|
| 2024      | 5            | 1580          | 6989150        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$6,039.40   |
| 2024      | 5            | 1580          | 6993957        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$2,013.12   |
| 2024      | 5            | 1580          | 7002057        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$2,013.12   |
| 2024      | 5            | 1580          | 7016233        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$2,013.07   |
| 2024      | 5            | 1580          | 7035615        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$6,175.45   |
| 2024      | 5            | 1580          | 7038748        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$6,210.88   |
| 2024      | 5            | 1580          | 7060314        | No                                                           | HUMILITY OF MARY SHELTER d/b/a HUMILITY HOMES AND SERVICES | B24MC190002  | EN        | 03T         | LMC                | \$6,210.96   |
| 2024      | 5            | 1583          | 6989150        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$7,383.12   |
| 2024      | 5            | 1583          | 6990217        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$2,687.88   |
| 2024      | 5            | 1583          | 7002057        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$2,238.00   |
| 2024      | 5            | 1583          | 7016233        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$2,572.56   |
| 2024      | 5            | 1583          | 7030320        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$3,074.00   |
| 2024      | 5            | 1583          | 7035615        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$3,483.66   |
| 2024      | 5            | 1583          | 7038748        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$3,445.96   |
| 2024      | 5            | 1583          | 7060314        | No                                                           | SALVATION ARMY HOMELESS PREVENTION                         | B24MC190002  | EN        | 03T         | LMC                | \$4,587.82   |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$60,149.00  |
| 2024      | 5            | 1576          | 6990217        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$5,569.95   |
| 2024      | 5            | 1576          | 6993957        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$1,856.65   |
| 2024      | 5            | 1576          | 7002057        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$1,498.74   |
| 2024      | 5            | 1576          | 7016233        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$1,856.64   |
| 2024      | 5            | 1576          | 7035615        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$2,599.30   |
| 2024      | 5            | 1576          | 7060314        | No                                                           | CASI                                                       | B24MC190002  | EN        | 05A         | LMC                | \$11,300.72  |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$24,682.00  |
| 2024      | 5            | 1584          | 6989150        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$3,733.09   |
| 2024      | 5            | 1584          | 6993957        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$3,765.87   |
| 2024      | 5            | 1584          | 7030320        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$3,744.01   |
| 2024      | 5            | 1584          | 7035615        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$2,782.74   |
| 2024      | 5            | 1584          | 7038748        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$3,716.69   |
| 2024      | 5            | 1584          | 7060314        | No                                                           | VERA FRENCH COMM. MENTAL HEALTH CTR                        | B24MC190002  | EN        | 05B         | LMC                | \$10,796.60  |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$28,539.00  |
| 2024      | 5            | 1581          | 7035615        | No                                                           | IOWA LEGAL AID                                             | B24MC190002  | EN        | 05C         | LMC                | \$11,121.00  |
| 2024      | 5            | 1581          | 7038748        | No                                                           | IOWA LEGAL AID                                             | B24MC190002  | EN        | 05C         | LMC                | \$1,842.12   |
| 2024      | 5            | 1581          | 7060314        | No                                                           | IOWA LEGAL AID                                             | B24MC190002  | EN        | 05C         | LMC                | \$9,234.05   |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$22,197.17  |
| 2024      | 5            | 1574          | 6989150        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$6,246.00   |
| 2024      | 5            | 1574          | 6990217        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$3,123.00   |
| 2024      | 5            | 1574          | 6993957        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$1,041.00   |
| 2024      | 5            | 1574          | 7002057        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$2,082.00   |
| 2024      | 5            | 1574          | 7016233        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$2,082.00   |
| 2024      | 5            | 1574          | 7030320        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$1,041.00   |
| 2024      | 5            | 1574          | 7035615        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$4,353.00   |
| 2024      | 5            | 1574          | 7038748        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$6,952.30   |
| 2024      | 5            | 1574          | 7060314        | No                                                           | BIG BROTHERS BIG SISTERS OF THE QUAD CITIES                | B24MC190002  | EN        | 05D         | LMC                | \$4,651.70   |
| 2024      | 5            | 1575          | 6989150        | No                                                           | BOYS AND GIRLS CLUB                                        | B24MC190002  | EN        | 05D         | LMC                | \$4,360.00   |
| 2024      | 5            | 1575          | 6990217        | No                                                           | BOYS AND GIRLS CLUB                                        | B24MC190002  | EN        | 05D         | LMC                | \$2,180.00   |
| 2024      | 5            | 1579          | 6989150        | No                                                           | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                    | B24MC190002  | EN        | 05D         | LMC                | \$9,065.74   |
| 2024      | 5            | 1579          | 6993957        | No                                                           | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                    | B24MC190002  | EN        | 05D         | LMC                | \$5,346.50   |
| 2024      | 5            | 1579          | 7030320        | No                                                           | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                    | B24MC190002  | EN        | 05D         | LMC                | \$6,702.25   |
| 2024      | 5            | 1579          | 7038748        | No                                                           | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                    | B24MC190002  | EN        | 05D         | LMC                | \$6,706.50   |
| 2024      | 5            | 1579          | 7060314        | No                                                           | FRIENDLY HOUSE YEAR ROUND YOUTH PROGRAM                    | B24MC190002  | EN        | 05D         | LMC                | \$6,003.01   |
| 2024      | 5            | 1582          | 7002057        | No                                                           | PROJECT RENEWAL                                            | B24MC190002  | EN        | 05D         | LMC                | \$12,785.00  |
| 2024      | 5            | 1582          | 7038748        | No                                                           | PROJECT RENEWAL                                            | B24MC190002  | EN        | 05D         | LMC                | \$12,812.00  |
| 2024      | 5            | 1582          | 7060314        | No                                                           | PROJECT RENEWAL                                            | B24MC190002  | EN        | 05D         | LMC                | \$9,608.00   |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$107,141.00 |
| 2024      | 5            | 1578          | 6989150        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$6,105.73   |
| 2024      | 5            | 1578          | 7002057        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$934.85     |
| 2024      | 5            | 1578          | 7016233        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$2,202.61   |
| 2024      | 5            | 1578          | 7030320        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$2,620.13   |
| 2024      | 5            | 1578          | 7035615        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$2,759.10   |
| 2024      | 5            | 1578          | 7038748        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$6,513.03   |
| 2024      | 5            | 1578          | 7060314        | No                                                           | FAMILY RESOURCES SAFEPATH                                  | B24MC190002  | EN        | 05G         | LMC                | \$6,296.55   |
|           |              |               |                |                                                              |                                                            |              |           |             | Matrix Code        | \$27,432.00  |
|           |              |               |                |                                                              |                                                            |              |           |             |                    | \$270,140.17 |
| Total     |              |               |                |                                                              |                                                            |              |           |             |                    | \$270,140.17 |

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|------------------------------|-------------|--------------------|--------------|
| 2024      | 1            | 1565          | 6979354        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$6,426.53   |
| 2024      | 1            | 1565          | 6981705        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$2,961.07   |
| 2024      | 1            | 1565          | 6988725        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$31,327.10  |
| 2024      | 1            | 1565          | 6989166        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$2,501.07   |
| 2024      | 1            | 1565          | 6990208        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$589.50     |
| 2024      | 1            | 1565          | 6990217        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$10,057.35  |
| 2024      | 1            | 1565          | 6993957        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$40,760.23  |
| 2024      | 1            | 1565          | 7002057        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$3,469.79   |
| 2024      | 1            | 1565          | 7016233        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$2,494.33   |
| 2024      | 1            | 1565          | 7030320        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$51,563.68  |
| 2024      | 1            | 1565          | 7035615        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$2,401.13   |
| 2024      | 1            | 1565          | 7038748        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$4,962.58   |
| 2024      | 1            | 1565          | 7060314        | CITY ADMINISTRATION/PLANNING | 21A         |                    | \$51,280.48  |
| Total     |              |               |                |                              | 21A         | Matrix Code        | \$210,794.84 |
|           |              |               |                |                              |             |                    | \$210,794.84 |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
DAVENPORT , IA

DATE: 08-28-25  
TIME: 9:08  
PAGE: 1

**PART I: SUMMARY OF CDBG-CV RESOURCES**

|                                             |              |
|---------------------------------------------|--------------|
| 01 CDBG-CV GRANT                            | 1,460,804.00 |
| 02 FUNDS RETURNED TO THE LINE-OF-CREDIT     | 0.00         |
| 03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT | 0.00         |
| 04 TOTAL CDBG-CV FUNDS AWARDED              | 1,460,804.00 |

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

|                                                                                |              |
|--------------------------------------------------------------------------------|--------------|
| 05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION | 1,327,945.51 |
| 06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                               | 112,160.38   |
| 07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS                                | 0.00         |
| 08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)                                     | 1,440,105.89 |
| 09 UNEXPENDED BALANCE (LINE 04 - LINE8 )                                       | 20,698.11    |

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

|                                                  |              |
|--------------------------------------------------|--------------|
| 10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS | 0.00         |
| 11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING       | 0.00         |
| 12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES        | 1,327,945.51 |
| 13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)     | 1,327,945.51 |
| 14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)   | 1,327,945.51 |
| 15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)      | 100.00%      |

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

|                                                                   |              |
|-------------------------------------------------------------------|--------------|
| 16 DISBURSED IN IDIS FOR PUBLIC SERVICES                          | 446,286.75   |
| 17 CDBG-CV GRANT                                                  | 1,460,804.00 |
| 18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17) | 30.55%       |

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

|                                                                   |              |
|-------------------------------------------------------------------|--------------|
| 19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION                  | 112,160.38   |
| 20 CDBG-CV GRANT                                                  | 1,460,804.00 |
| 21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20) | 7.68%        |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
DAVENPORT , IA

DATE: 08-28-25  
TIME: 9:08  
PAGE: 2

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                                     | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|---------------------------------------------------|-------------|--------------------|--------------|
| 2020      | 3            | 1405          | 6510765        | TOT TO TOT CHILDCARE, INC                         | 18C         | LMJ                | \$1,160.25   |
|           |              |               | 6534158        | TOT TO TOT CHILDCARE, INC                         | 18C         | LMJ                | \$3,839.75   |
|           | 8            | 1365          | 6484355        | Collins Maus D/B/A Me & Billy                     | 18A         | LMJ                | \$20,000.00  |
|           |              | 1366          | 6484355        | HONEY CREEK GEMS LLC                              | 18A         | LMJ                | \$12,230.15  |
|           |              |               | 6491218        | HONEY CREEK GEMS LLC                              | 18A         | LMJ                | \$6,588.76   |
|           |              |               | 6497339        | HONEY CREEK GEMS LLC                              | 18A         | LMJ                | \$1,181.09   |
|           |              | 1367          | 6484355        | Valhawk Treats DBA Dairy Queen                    | 18A         | LMJ                | \$18,316.60  |
|           |              |               | 6491218        | Valhawk Treats DBA Dairy Queen                    | 18A         | LMJ                | \$1,683.40   |
|           |              | 1368          | 6484355        | Platinum Management LLC                           | 18A         | LMJ                | \$20,000.00  |
|           |              | 1369          | 6484355        | SUNLIGHT YOGA                                     | 18A         | LMJ                | \$8,695.99   |
|           |              |               | 6491218        | SUNLIGHT YOGA                                     | 18A         | LMJ                | \$2,232.31   |
|           |              |               | 6497339        | SUNLIGHT YOGA                                     | 18A         | LMJ                | \$9,071.70   |
|           |              | 1370          | 6484355        | COLLINS, PATRICIA                                 | 18A         | LMJ                | \$13,641.71  |
|           |              |               | 6491218        | COLLINS, PATRICIA                                 | 18A         | LMJ                | \$4,397.60   |
|           |              |               | 6497339        | COLLINS, PATRICIA                                 | 18A         | LMJ                | \$1,960.69   |
|           |              | 1375          | 6491218        | Gene Thomas Jones DBA Tommy's Cafe                | 18A         | LMJ                | \$1,494.15   |
|           |              |               | 6497339        | Gene Thomas Jones DBA Tommy's Cafe                | 18A         | LMJ                | \$15,064.67  |
|           |              |               | 6503543        | Gene Thomas Jones DBA Tommy's Cafe                | 18A         | LMJ                | \$3,434.85   |
|           |              | 1376          | 6484355        | Jenna Morehouse DBA Kush Hair                     | 18A         | LMJ                | \$1,898.01   |
|           |              |               | 6497339        | Jenna Morehouse DBA Kush Hair                     | 18A         | LMJ                | \$1,517.80   |
|           |              |               | 6503543        | Jenna Morehouse DBA Kush Hair                     | 18A         | LMJ                | \$16,584.19  |
|           |              | 1377          | 6484355        | Carpe Diem I LLC DBA 11th Street Precinct         | 18A         | LMJ                | \$20,000.00  |
|           |              | 1378          | 6484355        | Analog LLC DBA Analog Arcade                      | 18A         | LMJ                | \$13,991.55  |
|           |              |               | 6497339        | Analog LLC DBA Analog Arcade                      | 18A         | LMJ                | \$6,008.45   |
|           |              | 1379          | 6484355        | HOWLETT INDUSTRIES LLC, DBA BAYSIDE BISTRO        | 18A         | LMJ                | \$8,980.97   |
|           |              |               | 6491218        | HOWLETT INDUSTRIES LLC, DBA BAYSIDE BISTRO        | 18A         | LMJ                | \$9,607.91   |
|           |              |               | 6497339        | HOWLETT INDUSTRIES LLC, DBA BAYSIDE BISTRO        | 18A         | LMJ                | \$1,411.12   |
|           |              | 1380          | 6497339        | MJ HOSPITALITYMANAGMENT, DBA QUALITY INN & SUITES | 18A         | LMJ                | \$20,000.00  |
|           |              | 1381          | 6484355        | INFAMOUS LLC, DBA RUBYS BEERS BIKES BRATS         | 18A         | LMJ                | \$6,193.62   |
|           |              |               | 6491218        | INFAMOUS LLC, DBA RUBYS BEERS BIKES BRATS         | 18A         | LMJ                | \$9,108.72   |
|           |              |               | 6497339        | INFAMOUS LLC, DBA RUBYS BEERS BIKES BRATS         | 18A         | LMJ                | \$4,697.66   |
|           |              | 1382          | 6484355        | RAWBAR LLC                                        | 18A         | LMJ                | \$1,235.29   |
|           |              |               | 6491218        | RAWBAR LLC                                        | 18A         | LMJ                | \$10,408.97  |
|           |              |               | 6497339        | RAWBAR LLC                                        | 18A         | LMJ                | \$8,355.74   |
|           |              | 1383          | 6491218        | DELLY HAIR LLC, DBA D.HAUTE BEAUTY BAR            | 18A         | LMJ                | \$15,248.51  |
|           |              |               | 6497339        | DELLY HAIR LLC, DBA D.HAUTE BEAUTY BAR            | 18A         | LMJ                | \$4,751.49   |
|           |              | 1384          | 6497339        | SSS INC, DA SCOTT'S SHOVELHEAD SHED               | 18A         | LMJ                | \$20,000.00  |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
DAVENPORT , IA

DATE: 08-28-25  
TIME: 9:08  
PAGE: 3

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                                                      | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|--------------------------------------------------------------------|-------------|--------------------|--------------|
| 2020      | 8            | 1385          | 6497339        | KIMBERLY ENT, DBA GOLDEN LEAF BANQUETT                             | 18A         | LMJ                | \$20,000.00  |
|           |              | 1386          | 6491218        | BOOTLEG HILL LLC, DBA BOOTLEG HILL HONEY MEADS                     | 18A         | LMJ                | \$3,983.33   |
|           |              |               | 6497339        | BOOTLEG HILL LLC, DBA BOOTLEG HILL HONEY MEADS                     | 18A         | LMJ                | \$13,376.06  |
|           |              |               | 6503543        | BOOTLEG HILL LLC, DBA BOOTLEG HILL HONEY MEADS                     | 18A         | LMJ                | \$2,640.61   |
|           |              | 1387          | 6491218        | DOMINGA'S AUTHENTIC MEXICAN FOOD INC                               | 18A         | LMJ                | \$1,719.42   |
|           |              |               | 6497339        | DOMINGA'S AUTHENTIC MEXICAN FOOD INC                               | 18A         | LMJ                | \$7,405.13   |
|           |              |               | 6503543        | DOMINGA'S AUTHENTIC MEXICAN FOOD INC                               | 18A         | LMJ                | \$10,875.45  |
|           |              | 1388          | 6497339        | ANTONELL'S II LLC                                                  | 18A         | LMJ                | \$7,415.79   |
|           |              |               | 6503543        | ANTONELL'S II LLC                                                  | 18A         | LMJ                | \$7,037.98   |
|           |              |               | 6509713        | ANTONELL'S II LLC                                                  | 18A         | LMJ                | \$5,546.23   |
|           |              | 1389          | 6497339        | GRAVES PRODUCTIONS LLC                                             | 18A         | LMJ                | \$5,500.00   |
|           |              |               | 6503543        | GRAVES PRODUCTIONS LLC                                             | 18A         | LMJ                | \$14,500.00  |
|           |              | 1390          | 6503543        | CHOICE AUTOMOTIVE LLC                                              | 18A         | LMJ                | \$13,042.93  |
|           |              |               | 6509713        | CHOICE AUTOMOTIVE LLC                                              | 18A         | LMJ                | \$5,609.71   |
|           |              |               | 6534158        | CHOICE AUTOMOTIVE LLC                                              | 18A         | LMJ                | \$1,347.36   |
|           |              | 1391          | 6491218        | RIVER CITIES SOUND, INC                                            | 18A         | LMJ                | \$3,126.22   |
|           |              |               | 6497339        | RIVER CITIES SOUND, INC                                            | 18A         | LMJ                | \$3,938.04   |
|           |              |               | 6503543        | RIVER CITIES SOUND, INC                                            | 18A         | LMJ                | \$3,331.52   |
|           |              |               | 6509713        | RIVER CITIES SOUND, INC                                            | 18A         | LMJ                | \$8,215.52   |
|           |              |               | 6534158        | RIVER CITIES SOUND, INC                                            | 18A         | LMJ                | \$750.00     |
|           |              | 1392          | 6491218        | DAVENPORT BOWLERS INC, DBA BOWLMOR LANES                           | 18A         | LMJ                | \$20,000.00  |
|           |              | 1400          | 6534158        | CHINA CAFE DAVENPORT INC DBA CHINA CAFE                            | 18A         | LMJ                | \$20,000.00  |
|           |              | 1401          | 6509713        | IAFIT DAVENPORT LLC DBA ORANGE THEORY FITNESS                      | 18A         | LMJ                | \$20,000.00  |
|           |              | 1402          | 6509713        | LYNCH CONTRACTING                                                  | 18A         | LMJ                | \$20,000.00  |
|           |              | 1403          | 6509713        | FRONTIER MANAGEMENT CORP, INC DBA BEST WESTERN PLUS STEEPLGATE INN | 18A         | LMJ                | \$14,415.77  |
|           |              |               | 6534158        | FRONTIER MANAGEMENT CORP, INC DBA BEST WESTERN PLUS STEEPLGATE INN | 18A         | LMJ                | \$5,584.23   |
|           |              | 1404          | 6534158        | LOPEZ CURSE, LLC DBA LOPIEZ PIZZA                                  | 18A         | LMJ                | \$20,000.00  |
|           |              | 1409          | 6503543        | CHOCOLATE MANER, INC                                               | 18A         | LMJ                | \$17,938.50  |
|           |              | 1411          | 6534158        | LINDSEY VOORHIES, DBA AIRBRUSHED SUNLESS                           | 18A         | LMJ                | \$18,875.51  |
|           |              |               | 6586466        | LINDSEY VOORHIES, DBA AIRBRUSHED SUNLESS                           | 18A         | LMJ                | \$1,124.49   |
|           |              | 1412          | 6586466        | THEO & CO                                                          | 18A         | LMJ                | \$11,115.00  |
|           |              |               | 6594087        | THEO & CO                                                          | 18A         | LMJ                | \$1,554.40   |
|           |              |               | 6596849        | THEO & CO                                                          | 18A         | LMJ                | \$6,600.48   |
|           |              |               | 6600712        | THEO & CO                                                          | 18A         | LMJ                | \$730.12     |
|           |              | 1413          | 6617144        | COLUMBUS CLUB                                                      | 18A         | LMJ                | \$20,000.00  |
|           |              | 1414          | 6534158        | JUST DOORS                                                         | 18A         | LMJ                | \$20,000.00  |
|           |              | 1415          | 6534158        | MINH'S GOURMET                                                     | 18A         | LMJ                | \$9,482.24   |
|           |              |               | 6594087        | MINH'S GOURMET                                                     | 18A         | LMJ                | \$9,898.30   |
|           |              | 1416          | 6534158        | MADAN LLC, DBA MANTRA INDIAN CUISINE & SPIRITES                    | 18A         | LMJ                | \$20,000.00  |
|           |              | 1417          | 6534158        | M. SALTER ENTERPRISES LLC DBA DEL-RICH                             | 18A         | LMJ                | \$20,000.00  |
|           |              | 1418          | 6534158        | ABERNATHYS LLC                                                     | 18A         | LMJ                | \$8,072.73   |
|           |              |               | 6586466        | ABERNATHYS LLC                                                     | 18A         | LMJ                | \$7,989.82   |
|           |              |               | 6596849        | ABERNATHYS LLC                                                     | 18A         | LMJ                | \$3,937.45   |
|           |              | 1419          | 6534158        | OH SO SWEET LLC DBA OH SO SWEET BY TIPHANIE                        | 18A         | LMJ                | \$18,756.44  |
|           |              |               | 6594087        | OH SO SWEET LLC DBA OH SO SWEET BY TIPHANIE                        | 18A         | LMJ                | \$1,243.56   |
|           |              | 1420          | 6534158        | TREASURE BOX DAYCARE                                               | 18C         | LMJ                | \$3,000.00   |
|           |              |               | 6586466        | TREASURE BOX DAYCARE                                               | 18C         | LMJ                | \$2,000.00   |
|           |              | 1421          | 6534149        | Youth Activities Program                                           | 05D         | LMC                | \$10,319.00  |
|           |              |               | 6586471        | Youth Activities Program                                           | 05D         | LMC                | \$36,643.00  |
|           |              |               | 6594055        | Youth Activities Program                                           | 05D         | LMC                | \$13,165.00  |
|           |              |               | 6596848        | Youth Activities Program                                           | 05D         | LMC                | \$3,910.00   |
|           |              |               | 6600716        | Youth Activities Program                                           | 05D         | LMC                | \$440.00     |
|           |              |               | 6606560        | Youth Activities Program                                           | 05D         | LMC                | \$58,235.00  |
|           |              |               | 6745547        | Youth Activities Program                                           | 05D         | LMC                | \$150.00     |
|           |              |               | 6745550        | Youth Activities Program                                           | 05D         | LMC                | \$142,428.00 |
|           |              |               | 6748940        | Youth Activities Program                                           | 05D         | LMC                | \$480.00     |
|           |              | 1422          | 6534149        | Parks Literacy Program                                             | 05D         | LMC                | \$1,589.24   |
|           |              |               | 6586974        | Parks Literacy Program                                             | 05D         | LMC                | \$11,114.72  |
|           |              |               | 6594055        | Parks Literacy Program                                             | 05D         | LMC                | \$1,092.00   |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
DAVENPORT , IA

DATE: 08-28-25  
TIME: 9:08  
PAGE: 4

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name                              | Matrix Code | National Objective | Drawn Amount   |
|-----------|--------------|---------------|----------------|--------------------------------------------|-------------|--------------------|----------------|
| 2020      | 8            | 1422          | 6596848        | Parks Literacy Program                     | 05D         | LMC                | \$639.36       |
|           |              |               | 6600716        | Parks Literacy Program                     | 05D         | LMC                | \$3,384.06     |
|           |              |               | 6606560        | Parks Literacy Program                     | 05D         | LMC                | \$2,029.57     |
|           |              |               | 6611980        | Parks Literacy Program                     | 05D         | LMC                | \$1,896.44     |
|           |              |               | 6673425        | Parks Literacy Program                     | 05D         | LMC                | \$5,600.89     |
|           |              |               | 6745541        | Parks Literacy Program                     | 05D         | LMC                | \$12,645.07    |
|           |              |               | 6745547        | Parks Literacy Program                     | 05D         | LMC                | \$8,420.42     |
|           |              |               | 6745550        | Parks Literacy Program                     | 05D         | LMC                | \$6,530.92     |
|           |              |               | 6745836        | Parks Literacy Program                     | 05D         | LMC                | \$6,492.70     |
|           |              |               | 6748940        | Parks Literacy Program                     | 05D         | LMC                | \$6,598.08     |
|           |              |               | 6751155        | Parks Literacy Program                     | 05D         | LMC                | \$8,780.30     |
|           |              |               | 6754150        | Parks Literacy Program                     | 05D         | LMC                | \$6,840.47     |
|           |              |               | 6758495        | Parks Literacy Program                     | 05D         | LMC                | \$6,640.43     |
|           |              |               | 6807064        | Parks Literacy Program                     | 05D         | LMC                | \$14,019.83    |
|           |              |               | 6854909        | Parks Literacy Program                     | 05D         | LMC                | \$6,417.88     |
|           |              |               | 6870341        | Parks Literacy Program                     | 05D         | LMC                | \$7,504.87     |
|           |              |               | 6935012        | Parks Literacy Program                     | 05D         | LMC                | \$21,281.24    |
|           |              |               | 6979360        | Parks Literacy Program                     | 05D         | LMC                | \$6,219.86     |
|           |              |               | 6981699        | Parks Literacy Program                     | 05D         | LMC                | \$6,240.22     |
|           |              |               | 6988735        | Parks Literacy Program                     | 05D         | LMC                | \$1,759.48     |
|           |              |               | 7060354        | Parks Literacy Program                     | 05D         | LMC                | \$26,778.70    |
|           |              | 1423          | 6534158        | DO DAH INC DBA GATEWAY PUB                 | 18A         | LMJ                | \$9,018.39     |
|           |              |               | 6586466        | DO DAH INC DBA GATEWAY PUB                 | 18A         | LMJ                | \$6,592.90     |
|           |              |               | 6594087        | DO DAH INC DBA GATEWAY PUB                 | 18A         | LMJ                | \$4,388.71     |
| 2021      | 6            | 1443          | 6611979        | DC iPRINT                                  | 18A         | LMJ                | \$5,771.31     |
|           |              |               | 6626845        | DC iPRINT                                  | 18A         | LMJ                | \$14,228.69    |
|           |              | 1444          | 6594087        | PHOTO FROG STUDIO                          | 18A         | LMJ                | \$7,476.65     |
|           |              |               | 6596849        | PHOTO FROG STUDIO                          | 18A         | LMJ                | \$11,229.07    |
|           |              |               | 6600712        | PHOTO FROG STUDIO                          | 18A         | LMJ                | \$1,100.00     |
|           |              |               | 6606559        | PHOTO FROG STUDIO                          | 18A         | LMJ                | \$194.28       |
|           |              | 1445          | 6617144        | BIG TAP PRODUCTIONS DBA TAPPA'S STEAKHOUSE | 18A         | LMJ                | \$8,677.32     |
|           |              |               | 6626845        | BIG TAP PRODUCTIONS DBA TAPPA'S STEAKHOUSE | 18A         | LMJ                | \$9,156.91     |
|           |              |               | 6648389        | BIG TAP PRODUCTIONS DBA TAPPA'S STEAKHOUSE | 18A         | LMJ                | \$2,165.77     |
|           |              | 1446          | 6594087        | MY GIRL BEAUTY & CO DBA MI VIDA LASH       | 18C         | LMJ                | \$3,414.70     |
|           |              |               | 6606559        | MY GIRL BEAUTY & CO DBA MI VIDA LASH       | 18C         | LMJ                | \$1,570.05     |
|           |              | 1448          | 6600712        | WIND DANCER LLC                            | 18C         | LMJ                | \$3,019.70     |
|           |              |               | 6606559        | WIND DANCER LLC                            | 18C         | LMJ                | \$1,980.30     |
|           |              | 1449          | 6606559        | WHITE'S ALL IN ONE                         | 18C         | LMJ                | \$800.00       |
|           |              |               | 6611979        | WHITE'S ALL IN ONE                         | 18C         | LMJ                | \$4,200.00     |
| Total     |              |               |                |                                            |             |                    | \$1,327,945.51 |

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name            | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|--------------------------|-------------|--------------------|--------------|
| 2020      | 8            | 1421          | 6534149        | Youth Activities Program | 05D         | LMC                | \$10,319.00  |
|           |              |               | 6586471        | Youth Activities Program | 05D         | LMC                | \$36,643.00  |
|           |              |               | 6594055        | Youth Activities Program | 05D         | LMC                | \$13,165.00  |
|           |              |               | 6596848        | Youth Activities Program | 05D         | LMC                | \$3,910.00   |
|           |              |               | 6600716        | Youth Activities Program | 05D         | LMC                | \$440.00     |
|           |              |               | 6606560        | Youth Activities Program | 05D         | LMC                | \$58,235.00  |
|           |              |               | 6745547        | Youth Activities Program | 05D         | LMC                | \$150.00     |
|           |              |               | 6745550        | Youth Activities Program | 05D         | LMC                | \$142,428.00 |
|           |              |               | 6748940        | Youth Activities Program | 05D         | LMC                | \$480.00     |
|           |              | 1422          | 6534149        | Parks Literacy Program   | 05D         | LMC                | \$1,589.24   |
|           |              |               | 6586974        | Parks Literacy Program   | 05D         | LMC                | \$11,114.72  |
|           |              |               | 6594055        | Parks Literacy Program   | 05D         | LMC                | \$1,092.00   |
|           |              |               | 6596848        | Parks Literacy Program   | 05D         | LMC                | \$639.36     |
|           |              |               | 6600716        | Parks Literacy Program   | 05D         | LMC                | \$3,384.06   |
|           |              |               | 6606560        | Parks Literacy Program   | 05D         | LMC                | \$2,029.57   |
|           |              |               |                |                          |             |                    |              |
|           |              |               |                |                          |             |                    |              |
|           |              |               |                |                          |             |                    |              |
|           |              |               |                |                          |             |                    |              |
|           |              |               |                |                          |             |                    |              |



Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Integrated Disbursement and Information System  
PR26 - CDBG-CV Financial Summary Report  
DAVENPORT , IA

DATE: 08-28-25  
TIME: 9:08  
PAGE: 5

| Plan Year    | IDIS Project | IDIS Activity | Voucher Number | Activity Name          | Matrix Code | National Objective | Drawn Amount        |
|--------------|--------------|---------------|----------------|------------------------|-------------|--------------------|---------------------|
| 2020         | 8            | 1422          | 6611980        | Parks Literacy Program | 05D         | LMC                | \$1,896.44          |
|              |              |               | 6673425        | Parks Literacy Program | 05D         | LMC                | \$5,600.89          |
|              |              |               | 6745541        | Parks Literacy Program | 05D         | LMC                | \$12,645.07         |
|              |              |               | 6745547        | Parks Literacy Program | 05D         | LMC                | \$8,420.42          |
|              |              |               | 6745550        | Parks Literacy Program | 05D         | LMC                | \$6,530.92          |
|              |              |               | 6745836        | Parks Literacy Program | 05D         | LMC                | \$6,492.70          |
|              |              |               | 6748940        | Parks Literacy Program | 05D         | LMC                | \$6,598.08          |
|              |              |               | 6751155        | Parks Literacy Program | 05D         | LMC                | \$8,780.30          |
|              |              |               | 6754150        | Parks Literacy Program | 05D         | LMC                | \$6,840.47          |
|              |              |               | 6758495        | Parks Literacy Program | 05D         | LMC                | \$6,640.43          |
|              |              |               | 6807064        | Parks Literacy Program | 05D         | LMC                | \$14,019.83         |
|              |              |               | 6854909        | Parks Literacy Program | 05D         | LMC                | \$6,417.88          |
|              |              |               | 6870341        | Parks Literacy Program | 05D         | LMC                | \$7,504.87          |
|              |              |               | 6935012        | Parks Literacy Program | 05D         | LMC                | \$21,281.24         |
|              |              |               | 6979360        | Parks Literacy Program | 05D         | LMC                | \$6,219.86          |
|              |              |               | 6981699        | Parks Literacy Program | 05D         | LMC                | \$6,240.22          |
|              |              |               | 6988735        | Parks Literacy Program | 05D         | LMC                | \$1,759.48          |
|              |              |               | 7060354        | Parks Literacy Program | 05D         | LMC                | \$26,778.70         |
| <b>Total</b> |              |               |                |                        |             |                    | <b>\$446,286.75</b> |

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name  | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|----------------|-------------|--------------------|--------------|
| 2020      | 8            | 1371          | 6470695        | CDBG-CV1 Admin | 21A         |                    | \$19,851.01  |
|           |              |               | 6497433        | CDBG-CV1 Admin | 21A         |                    | \$20,933.29  |
|           |              |               | 6506490        | CDBG-CV1 Admin | 21A         |                    | \$4,709.56   |
|           |              |               | 6509707        | CDBG-CV1 Admin | 21A         |                    | \$3,885.78   |
|           |              |               | 6534160        | CDBG-CV1 Admin | 21A         |                    | \$5,186.16   |
|           |              |               | 6586466        | CDBG-CV1 Admin | 21A         |                    | \$2,948.55   |
|           |              |               | 6594087        | CDBG-CV1 Admin | 21A         |                    | \$3,085.65   |
|           |              | 1424          | 6594055        | CDBGCV3- Admin | 21A         |                    | \$2,112.77   |
|           |              |               | 6596848        | CDBGCV3- Admin | 21A         |                    | \$1,059.01   |
|           |              |               | 6600716        | CDBGCV3- Admin | 21A         |                    | \$258.45     |
|           |              |               | 6611980        | CDBGCV3- Admin | 21A         |                    | \$1,859.22   |
|           |              |               | 6617145        | CDBGCV3- Admin | 21A         |                    | \$284.57     |
|           |              |               | 6626843        | CDBGCV3- Admin | 21A         |                    | \$2,659.17   |
|           |              |               | 6634980        | CDBGCV3- Admin | 21A         |                    | \$755.62     |
|           |              |               | 6648390        | CDBGCV3- Admin | 21A         |                    | \$1,236.44   |
|           |              |               | 6651864        | CDBGCV3- Admin | 21A         |                    | \$945.04     |
|           |              |               | 6673425        | CDBGCV3- Admin | 21A         |                    | \$1,181.16   |
|           |              |               | 6745541        | CDBGCV3- Admin | 21A         |                    | \$884.38     |
|           |              |               | 6745547        | CDBGCV3- Admin | 21A         |                    | \$977.64     |
|           |              |               | 6745550        | CDBGCV3- Admin | 21A         |                    | \$1,347.35   |
|           |              |               | 6745836        | CDBGCV3- Admin | 21A         |                    | \$1,323.62   |
|           |              |               | 6748940        | CDBGCV3- Admin | 21A         |                    | \$2,318.53   |
|           |              |               | 6751155        | CDBGCV3- Admin | 21A         |                    | \$781.17     |
|           |              |               | 6754150        | CDBGCV3- Admin | 21A         |                    | \$948.81     |
|           |              |               | 6758495        | CDBGCV3- Admin | 21A         |                    | \$302.53     |
|           |              |               | 6768207        | CDBGCV3- Admin | 21A         |                    | \$1,233.06   |
|           |              |               | 6784054        | CDBGCV3- Admin | 21A         |                    | \$2,298.05   |
|           |              |               | 6789658        | CDBGCV3- Admin | 21A         |                    | \$721.47     |
|           |              |               | 6807064        | CDBGCV3- Admin | 21A         |                    | \$1,242.85   |
|           |              |               | 6854909        | CDBGCV3- Admin | 21A         |                    | \$1,123.29   |
|           |              |               | 6870341        | CDBGCV3- Admin | 21A         |                    | \$530.26     |
|           |              |               | 6872642        | CDBGCV3- Admin | 21A         |                    | \$711.83     |
|           |              |               | 6874139        | CDBGCV3- Admin | 21A         |                    | \$688.50     |
|           |              |               | 6877603        | CDBGCV3- Admin | 21A         |                    | \$365.30     |
|           |              |               | 6882278        | CDBGCV3- Admin | 21A         |                    | \$660.47     |
|           |              |               | 6886514        | CDBGCV3- Admin | 21A         |                    | \$763.53     |

| Plan Year | IDIS Project | IDIS Activity | Voucher Number | Activity Name  | Matrix Code | National Objective | Drawn Amount |
|-----------|--------------|---------------|----------------|----------------|-------------|--------------------|--------------|
| 2020      | 8            | 1424          | 6887798        | CDBGCV3- Admin | 21A         |                    | \$517.49     |
|           |              |               | 6901273        | CDBGCV3- Admin | 21A         |                    | \$1,255.42   |
|           |              |               | 6907160        | CDBGCV3- Admin | 21A         |                    | \$1,194.56   |
|           |              |               | 6913782        | CDBGCV3- Admin | 21A         |                    | \$1,286.27   |
|           |              |               | 6935012        | CDBGCV3- Admin | 21A         |                    | \$1,124.50   |
|           |              |               | 6979360        | CDBGCV3- Admin | 21A         |                    | \$227.23     |
|           |              |               | 6988735        | CDBGCV3- Admin | 21A         |                    | \$2,340.16   |
|           |              |               | 6993947        | CDBGCV3- Admin | 21A         |                    | \$3,588.60   |
|           |              |               | 7030321        | CDBGCV3- Admin | 21A         |                    | \$4,714.28   |
|           |              |               | 7060354        | CDBGCV3- Admin | 21A         |                    | \$3,737.78   |
| Total     |              |               |                |                |             |                    | \$112,160.38 |

PR26 - Activity Summary by Selected Grant

Date Generated: 08/28/2025

Grantee: DAVENPORT

Grant Year: 2024

Formula and Competitive Grants only

| Total Grant Amount for CDBG 2024 Grant year B24MC190002 Grant Number = \$1,641,373.00 |              |            |              |                                   |             |                    |               |                                                              |                 |                                   |                                  |                                           |                                                  |                                                 |
|---------------------------------------------------------------------------------------|--------------|------------|--------------|-----------------------------------|-------------|--------------------|---------------|--------------------------------------------------------------|-----------------|-----------------------------------|----------------------------------|-------------------------------------------|--------------------------------------------------|-------------------------------------------------|
| State                                                                                 | Grantee Name | Grant Year | Grant Number | Activity Group                    | Matrix Code | National Objective | IDIS Activity | Activity to prevent, prepare for, and respond to Coronavirus | Activity Status | Amount Funded From Selected Grant | Amount Drawn From Selected Grant | % of CDBG Drawn From Selected Grant/Grant | Total CDBG Funded Amount (All Years All Sources) | Total CDBG Drawn Amount (All Years All Sources) |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Administrative And Planning       | 21A         |                    | 1565          | No                                                           | Open            | \$328,002.00                      | \$190,205.34                     |                                           | \$348,591.50                                     | \$210,794.84                                    |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Total Administrative And Planning |             |                    |               |                                                              |                 | \$328,002.00                      | \$190,205.34                     | 11.59%                                    | \$348,591.50                                     | \$210,794.84                                    |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Economic Development              | 18A         | LMJ                | 1572          | No                                                           | Open            | \$188,499.00                      | \$0.00                           |                                           | \$469,346.16                                     |                                                 |
|                                                                                       |              |            |              | Total Economic Development        |             |                    |               |                                                              |                 | \$188,499.00                      | \$0.00                           | 0.00%                                     | \$469,346.16                                     | \$0.00                                          |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 13B         | LMH                | 1568          | No                                                           | Open            | \$65,646.13                       | \$19,613.14                      |                                           | \$70,000.00                                      | \$23,967.01                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1566          | No                                                           | Open            | \$108,547.05                      | \$0.00                           |                                           | \$489,717.82                                     |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1567          | No                                                           | Open            | \$36,286.00                       | \$0.00                           |                                           | \$36,286.00                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1569          | No                                                           | Open            | \$77,792.43                       | \$0.00                           |                                           | \$77,792.43                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1593          | No                                                           | Open            | \$22,330.00                       | \$22,330.00                      |                                           | \$22,330.00                                      | \$22,330.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1594          | No                                                           | Open            | \$6,832.82                        | \$6,832.82                       |                                           | \$21,180.00                                      | \$21,180.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1595          | No                                                           | Open            | \$18,000.00                       | \$0.00                           |                                           | \$18,000.00                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1596          | No                                                           | Open            | \$42,453.00                       | \$42,453.00                      |                                           | \$42,453.00                                      | \$42,453.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1597          | No                                                           | Open            | \$34,425.00                       | \$0.00                           |                                           | \$34,425.00                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1598          | No                                                           | Open            | \$36,680.00                       | \$15,000.00                      |                                           | \$36,680.00                                      | \$15,000.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1599          | No                                                           | Open            | \$24,950.00                       | \$0.00                           |                                           | \$24,950.00                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14A         | LMH                | 1600          | No                                                           | Open            | \$23,164.57                       | \$0.00                           |                                           | \$23,164.57                                      |                                                 |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Housing                           | 14H         | LMH                | 1571          | No                                                           | Open            | \$353,765.00                      | \$255,807.16                     |                                           | \$373,765.00                                     | \$275,807.16                                    |
|                                                                                       |              |            |              | Total Housing                     |             |                    |               |                                                              |                 | \$850,872.00                      | \$362,036.12                     | 22.06%                                    | \$1,270,743.82                                   | \$400,737.17                                    |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 03T         | LMC                | 1580          | No                                                           | Open            | \$30,676.00                       | \$30,676.00                      |                                           | \$30,676.00                                      | \$30,676.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 03T         | LMC                | 1583          | No                                                           | Open            | \$29,473.00                       | \$29,473.00                      |                                           | \$29,473.00                                      | \$29,473.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 05A         | LMC                | 1576          | No                                                           | Open            | \$24,682.00                       | \$24,682.00                      |                                           | \$24,682.00                                      | \$24,682.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 05B         | LMC                | 1584          | No                                                           | Open            | \$28,539.00                       | \$28,539.00                      |                                           | \$28,539.00                                      | \$28,539.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 05C         | LMC                | 1581          | No                                                           | Open            | \$26,057.00                       | \$22,197.17                      |                                           | \$26,057.00                                      | \$22,197.17                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 05D         | LMC                | 1574          | No                                                           | Open            | \$31,572.00                       | \$31,572.00                      |                                           | \$31,572.00                                      | \$31,572.00                                     |
| IA                                                                                    | DAVENPORT    | 2024       | B24MC190002  | Public Services                   | 05D         | LMC                | 1575          | No                                                           | Completed       | \$6,540.00                        | \$6,540.00                       |                                           | \$6,540.00                                       | \$6,540.00                                      |



|                                   |           |      |             |                 |     |     |      |    |        |                |              |                |              |
|-----------------------------------|-----------|------|-------------|-----------------|-----|-----|------|----|--------|----------------|--------------|----------------|--------------|
| IA                                | DAVENPORT | 2024 | B24MC190002 | Public Services | 05D | LMC | 1577 | No | Cancel | \$0.00         | \$0.00       | \$0.00         |              |
| IA                                | DAVENPORT | 2024 | B24MC190002 | Public Services | 05D | LMC | 1579 | No | Open   | \$33,824.00    | \$33,824.00  | \$33,824.00    |              |
| IA                                | DAVENPORT | 2024 | B24MC190002 | Public Services | 05D | LMC | 1582 | No | Open   | \$35,205.00    | \$35,205.00  | \$35,205.00    |              |
| IA                                | DAVENPORT | 2024 | B24MC190002 | Public Services | 05G | LMC | 1578 | No | Open   | \$27,432.00    | \$27,432.00  | \$27,432.00    |              |
| Non CARES Related Public Services |           |      |             |                 |     |     |      |    |        | \$274,000.00   | \$270,140.17 | \$274,000.00   | \$270,140.17 |
| Total 2024                        |           |      |             |                 |     |     |      |    |        | \$1,641,373.00 | \$822,381.63 | \$2,362,681.48 | \$881,672.18 |
| Grand Total                       |           |      |             |                 |     |     |      |    |        | \$1,641,373.00 | \$822,381.63 | \$2,362,681.48 | \$881,672.18 |

City of Davenport

Department: Community & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**9/17/2025**

Subject:

Public Hearing on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]

Recommendation:

Hold the Hearing.

Background:

By law, the City can certify with Scott County an internal monetary advance to its Tax Increment Fund (TIF). On the advice of the City's bond council, Dorsey & Whitney, the City Council initiated the program to fund staff working with economic development activities and administrative actions through TIF proceeds. This request must be approved by the City Council annually.

In order to offset economic development personnel costs currently paid from the City's general fund, staff is recommending an internal advance of TIF funding of \$275,000. This money will then be utilized to reimburse the general fund for staff and economic development-related activities. Staff costs spent administratively each year include activities such as ongoing TIF project monitoring, debt certification, and working on new projects.

As required by State Code, notice of this Public Hearing was published in *The Quad-City Times* on September 11, 2025.

Attachments:

1. North Urban Renewal Plan Amendment 2025
2. Public Hearing Notice

City of Davenport, Iowa  
Proposed Urban Renewal Area Plan Amendment  
September 2025

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of identifying a new urban renewal project to be undertaken therein.

- 1) **Identification of Projects:** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project description:

- a. **Name:** Internal TIF

- Cost:** \$275,000

- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities.

- 2) **Required Financial Information:** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

- Outstanding General Obligation Debt of the City: \$204,325,000

- Remaining Constitutional Debt Capacity of the City: \$284,958,311

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

## **NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT**

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4<sup>th</sup> Street, Davenport, Iowa, on the 17th day of September 2025, there will be conducted a public hearing on amending the North Urban Renewal Area Plan, pursuant to Chapter 403, Code of Iowa, as follows:

### **Proposed North Urban Renewal Plan Amendment**

Internal TIF: Cost \$275,000. To reimburse the General Fund for Economic Development staff costs and other economic development related activities.

The proposed amendment to the urban renewal plan brings the project described above under the plan and makes it subject to the provisions of the plan. A copy of the proposed amendment is on file for public inspection in the office of Community & Economic Development. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Community & Economic Development [CED.info@davenportiowa.com](mailto:CED.info@davenportiowa.com) 563-326-7765

City of Davenport

Department: Public Works  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**9/17/2025**

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]

Recommendation:

Hold the Hearing.

Background:

This project would renovate a portion of the Public Works Center, formally the Transit Annex, into a health and wellness center dedicated to serving all employees. Currently, occupational health services such as pre-employment physicals, work-related injury treatment, drug and alcohol screenings, general health screenings and return-to-work evaluations, occur off-site.

The creation of an on-site location that provides these services will streamline employee care and improve overall efficiency. The center would specialize in occupational medicine and will be equipped to provide comprehensive injury care, preventative services and wellness programs tailored to the needs of city employees. Human Resources staff have conducted a preliminary assessment of service models, potential partnerships, and projected cost containment. Several municipalities of comparable size have reported improved outcomes and reduced workers' compensation costs through similar initiatives; the overall project is expected to lead to long-term savings for the organization within the Risk and Health Fund.

The project was designed by Legat Architects of Moline, Illinois. Funding is available through CIP #60042.

Attachments:

None

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**9/17/2025**

### Subject:

Third Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

### Recommendation:

Consider the Ordinance.

### Background:

Coram Deo Bible Church and Academy is currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T call center building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

### Why is a Zoning Map Amendment Required?

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility-Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Davenport's Zoning Ordinance defines 'Educational Facility-Primary or Secondary' as "a public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school level."

### Plan and Zoning Commission Recommendation

At its August 5, 2025 meeting, the Plan and Zoning Commission unanimously recommended Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the

established commercial character of the area.

4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

The staff report from the August 5, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Coram Deo Academy Letter to the Commission
5. Coram Deo Academy-Student Residency Map
6. Maps
7. Iowa DOT Crash Analysis Report
8. Public Hearing Notice: Committee of the Whole
9. Public Hearing Notice: Plan & Zoning Commission
10. Public Comments Received as of 8-4-25
11. Chapter 17.08 - Use Matrix
12. Iowa State University Extension and Outreach-Spot Zoning

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE FOR CASE REZ25-04 BEING THE REQUEST OF CORAM DEO ACADEMY TO REZONE APPROXIMATELY 10.72 ACRES OF LAND LOCATED AT 5348 ELMORE CIRCLE FROM C-3 GENERAL COMMERCIAL DISTRICT TO IC INSTITUTIONAL CAMPUS DISTRICT.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "IC Institutional Campus District."

The land referred to below is situated in the county of Scott, state of Iowa, and is described as follows:

Lot 2 of the final plat of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

Section 2. That the following findings are hereby imposed upon said rezoning:

1. The proposed zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The proposed zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Section 3. At its August 5, 2025 meeting, the Plan and Zoning Commission voted to forward Case REZ25-04 to the City Council with a recommendation for approval subject to the listed findings.



SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**8/5/2025**

### Subject:

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

### Recommendation:

Staff recommends Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

### Background:

Coram Deo Bible Church and Academy are currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T Call Center Building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities, while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

### **Why is a Zoning Map Amendment Required?**

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility-Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Davenport's Zoning Ordinance defines '**Educational Facility-Primary or Secondary**' as "a public, private, or parochial facility that offers instruction at the elementary, junior high, and/or

high school level."

### **Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

### **Future Land Use Designation:**

The subject property is currently designated as Regional Commercial in the Davenport +2035 Future Land Use Map.

1. **Regional Commercial (RC):** Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

### **Zoning:**

The applicant is petitioning a rezoning from C-3 General Commercial District to IC Institutional Campus District.

1. **C-3 General Commercial Zoning District:** This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
2. **IC Institutional Campus District:** This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:
  1. Further the policies of the Comprehensive Plan.
  2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
  3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
  4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

### **Section 5.10.105.B: Alcoholic Beverage Controls**

Class "A", class "B" "C", or class "E" retail alcohol license applications shall not be approved if the property upon which such licensed activity will occur is located within 600 feet, including public rights-of-way, of a state-registered child development home, state-licensed child-care center, or public or private elementary or secondary school. However, an application within 600 feet, but not immediately abutting, a state-registered child development home or state-licensed child-care center may be approved if the City Council, upon a hearing, grants a waiver to this rule. The City Council may grant the waiver if it determines the following exists:

1. The affected child development home or care center consents to the granting of the waiver; or
2. Sufficient buffering exists to mitigate the visual, sound, and foot traffic likely to be generated by the applicant, similar to or greater than an arterial roadway or at least 100 feet of natural buffering such as woods, ravines, waterways, or wetlands.

Section 5.10.105.B does not apply to grocery stores or restaurants.

### **Approval Standards for Map Amendments (Chapter 17.14.040)**

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

Please note, property tax considerations fall outside the scope of zoning determinations and should not influence the outcome of this request. Ownership of the property by a tax-exempt institution is allowed under the current zoning designation. Furthermore, the City does not have the authority to regulate or restrict the purchase of property by a tax-exempt organization. Rezoning decisions are guided by planning objectives and consistency with zoning policy, rather than potential changes in property tax revenue.

#### **1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

- Staff Response: The property is designated as Regional Commercial in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the Elmore Avenue and 53rd Street corridors were reserved for higher-intensity uses that have service boundaries that extend beyond the city limits. As a private school, Coram Deo Academy has a student population spanning throughout the Quad Cities metropolitan area. The use of the property as an educational facility complies with the proposed service boundary identified in the comprehensive plan.
- Areas designated as Regional Commercial are located at the intersections of major streets and have good access to interstate and other highways. Most people will drive or take transit to areas designated Regional Commercial. Regardless of the change in use or zoning classification, the subject property will maintain its accessibility to these major transportation networks (i.e. Elmore Avenue, 53rd Street, and proximity to I-74). In addition, the subject property is accessible via public transit. The CitiBus Blue Line has stops at the intersection of Elmore Circle and 53rd Street. In addition, the Yellow Line is a north-south route

with stops located along Elmore Avenue.

- Land uses in Regional Commercial designation typically include big-box retail and large office complexes. However, this land use category also provides for residential, service, and institutional uses. Converting the former AT&T Call Center building into a primary and secondary school qualifies as an institutional use.
- Rezoning the property to IC Institutional Campus District does not require an amendment to the Future Land Use Map. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

## **2. The compatibility with the zoning of nearby property.**

- Staff Response: The following zoning districts about the subject property:
  - North: R-2 Single-Family Residential District & C-3 General Commercial District
  - South: C-3 General Commercial District
  - East: C-3 General Commercial District
  - West: C-3 General Commercial District
- The 10.72-acre site is adjacent to the commercial corridors of Elmore Avenue and 53rd Street. Principal land uses in this area include retail goods establishments, offices, hotels, financial institutions, restaurants, car washes, and vehicle dealerships. The properties surrounding the intersection of Elmore Avenue and 53rd Street are predominantly zoned C-3 General Commercial District. The undeveloped 33.11-acre site immediately to the north of the subject property is zoned residential and only accessible from the adjacent Jersey Meadows Subdivision.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. This zoning classification has been utilized by the following primary and secondary educational facilities: Central High School, West High School, North High School, Mid City High School, and Assumption High School. The City recognizes that schools may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- City staff analyzed the request for compliance with Davenport's Zoning Ordinance as well as state legislation. The petition will introduce institutional zoning into the commercial corridor. Iowa State University Extension and Outreach advises that an application is considered spot zoning when it is for the sole benefit of the property owner and contrary to the comprehensive plan. In this case, the comprehensive plan designates the subject property as Regional Commercial due to accessibility to major transportation routes. The proposed institutional use is also consistent with the described land uses outlined in the future land use plan. Given the substantial size of the property and conformance with the comprehensive plan, staff believe the rezoning request is not considered spot zoning.
- It is staff's opinion that the proposed zoning amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.

## **3. The compatibility with established neighborhood character.**

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a

Land Use Plan when petitioning a rezoning to the IC Institutional Campus District. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Coram Deo Academy intends to retrofit the former AT&T Call Center building for use as a school. The building footprint, which is setback towards the north property line, will not be expanded. Alterations to the building are predominantly on the interior as the former office space will be converted into classrooms and other school amenity areas. Exterior improvements are limited to signage and minor aesthetic changes to rebrand the building for Coram Deo Academy. The existing parking lot configuration and two access points onto Elmore Circle will also remain. Student drop-off and pick-up will occur on-site within the existing parking lot.

- This plan is designed to retain and enhance the existing condition of the building and site, ensuring the preservation of the character and context of the surrounding environment. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval. This provides additional oversight to ensure consistency with the surrounding uses.
- It is staff's opinion that the proposed zoning district and land use plan are compatible with the established commercial character of the area.

**4. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

- Staff Response: Coram Deo Academy is requesting a map amendment to a more restrictive zoning designation. The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
- During the public hearing, concerns were raised regarding potential traffic impacts associated with the operation of a school. According to the submitted land use plan, the site will retain its 578 parking spaces and two driveways onto Elmore Circle. During the school year, student drop-off is scheduled from 8:15-8:30am Mondays through Fridays. School pick-up is Mondays through Thursdays at 2:45pm and Fridays at 12:45pm. The school averages 2.5 students per vehicle during drop-off. Given the broad range of communities that students commute from, no bus service is proposed at this time. The current enrollment of 180 students would be relocated from the existing school to the new location. Therefore, minimizing the additional trips generated along the commercial corridor. The subject property would enable Coram Deo Academy to grow its population to 500 students.
- The subject property has two access points onto Elmore Circle, which extends to Elmore Avenue to the east and 53rd Street to the south. Since access to Elmore Avenue from Elmore Circle is regulated by a stop sign, it is anticipated that vehicles will utilize the traffic signal at the intersection of Elmore Circle and 53rd Street. The City installed two "Do Not Block Drive" signs with flashing lights at the entrance to Victoria Square in an effort to deter vehicles from blocking access to the shopping center while waiting at the traffic light. City staff believe there are adequate traffic measures in place to accommodate the traffic generated from a school. The City will continue to monitor traffic patterns and

respond with appropriate measures where needed.

- While the IC Institutional Campus District is not bound by the minimum off-street parking requirements outlined in the Zoning Ordinance, staff believe there is adequate parking and stacking space on the property to accommodate the traffic generated by the school. Per the Zoning Ordinance, the minimum off-street parking requirement for an elementary or junior high school is three stalls per classroom, plus three stalls per office. The parking requirement for a high school is six stalls per classroom, plus four per office. Staff believe the site's 578 parking stalls are sufficient.
- According to City records, the AT&T Call Center had a total of 548 employees in 2011. If Coram Deo Academy reaches its full capacity of 500 students, this will be comparable to the former use. However, schools typically generate less traffic due to carpooling and multiple student households. The City did not encounter any significant traffic concerns when the AT&T Call Center was open and operating at full capacity.
- Rezoning the property to establish a new school will have minimal impact on the regional transportation system given its proximity and access to Elmore Avenue, East 53rd Street, and Interstate-74. Relocating the school from the eastside of the interstate to the westside is a minor shift in vehicles already traveling through the commercial corridor.
- City staff analyzed crash data from 2020 to 2025 on Elmore Circle and at the intersections with Elmore Avenue and 53rd Street. There were a total of forty crashes over this period, with none resulting in serious injury or fatality.
- The following are the most recent annual average daily traffic counts, according to the Iowa Department of Transportation:
  - Elmore Circle: 100
  - 53rd Street, between Elmore Circle and Elmore Avenue: 26,100.
  - Elmore Avenue, north of 53rd Street: 15,100
- Staff does not anticipate the proposed zoning map amendment will impact the public health, safety, and welfare of the City.

**5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

- Staff Response: The current C-3 General Commercial District is Davenport's highest intensity commercial zoning classification, meant to facilitate medium and large-scale development serving both local and regional markets. Uses may generate considerable traffic and generally require significant off-street parking. As a result, the C-3 District offers a broad range of commercial, residential, and civic land uses.
- Coram Deo currently operates its school, church, and offices in the same facility at 3800 East 53rd Street (zoned C-3 District). Due to the growth of the church and increasing enrollment of the school, the intent is to separate the two uses. Rezoning the subject property to IC Institutional Campus District will facilitate the redevelopment of the former call center into Coram Deo Academy's new campus. Coram Deo Bible Church will remain in its existing location, east of the interstate. This is part of a long-range plan by Coram Deo to reinvest in the Davenport market.
- The C-3 General Commercial District permits 'Places of Worship', 'Day Care

Center', 'Educational Facility-University or College', and 'Educational Facility-Vocational'. However, 'Educational Facility-Primary or Secondary' is only permitted in residential and institutional zoning districts. Locating public schools within existing neighborhoods is ideal when students reside within close proximity. This offers opportunities for walking, biking, and shorter commutes to schools. However, being a private kindergarten through twelfth grade school, Coram Deo Academy attracts students from throughout the Quad Cities Metropolitan Region. Students are currently commuting from Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal Valley, and Geneseo. Therefore, a prominent facility adjacent to the interstate and commercial thoroughfares is an ideal location for the new campus.

- It is staff's opinion that the C-3 General Commercial District offers a diverse range of commercial, residential, and civic land uses. However, the proposed zoning map amendment facilitates the adaptive reuse of a vacant building as an educational facility, aligning with the types of uses already permitted under the existing zoning classification.

#### **6. The extent to which the proposed amendment creates nonconformities.**

- Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
- The existing 10.72-acre parcel conforms with the IC District Dimensional standards for minimum lot area and width requirements. The subject property consists of the former AT&T Call Center, which was constructed in 2007 as part of a planned unit development. Subsequently, on April 20, 2011, the Zoning Board of Adjustment approved a Special Use Permit for the construction of the existing 160-foot-tall stealth wireless communications tower. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The conversion of the office building into an educational facility, as well as maintaining the cellular tower, are both considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that rezoning the property to IC Institutional Campus District and redeveloping the site as outlined in the land use plan will not create any new nonconformities.

#### **Public Input:**

Letters were sent to property owners within 500 feet of the proposed request notifying them of the July 15th Plan and Zoning Commission Public Hearing. Due to the limited number of residential properties within the notification area, a neighborhood meeting was not held.

During the July 15th Plan and Zoning Commission public hearing, several members of the public spoke in opposition to the request. Topics of concern



included traffic impacts, public safety, hurdles for potential commercial tenants in obtaining a liquor license, overall site improvements, and compliance with the comprehensive plan. One member of the public spoke in favor of the petition. The individual was supportive of the adaptive reuse of a vacant commercial building and believed the traffic generated from the site would not be substantially different from the former AT&T Call Center.

To date, one written comment in opposition to the request has been received by an abutting property owner within the 500-foot notification area. Their concern related to the adverse effects that a school may have on the marketability of their vacant commercial property on Elmore Avenue. In particular, the potential for developing their site for a user that sells liquor.

Davenport has specific regulations regarding the distance between establishments selling liquor and schools or child care facilities. There must be at least a 600-foot separation, measured in a straight line between the closest points of the properties. This rule applies to both public and private elementary and secondary schools, as well as state-registered child development homes and state-licensed child care centers. However, there is a waiver process. Factors taken into consideration are geography or other physical buffers (in this case Pheasant Creek). The City does not regularly receive waiver requests, but with appropriate measures in place have been granted in the past.

Staff received a second inquiry from the property owner of Victoria Square Shopping Center. In addition to raising questions about the potential impacts of a liquor license application, the owner expressed concerns about traffic impacts. In particular, vehicles stacking near the traffic light at Elmore Circle and 53rd Street.

Following the public hearing, staff received several letters in support of the rezoning request. Statements in favor of the request generally cited community reinvestment, adaptive reuse of a vacant commercial building, economic impacts, and Coram Deo's track record as a good community partner.

Written public comments received as of Friday, August 1st have been attached to the staff report. Staff will apprise the Commission of any additional correspondence at the August 5th Plan and Zoning Commission meeting.

#### Attachments:

1. Application
2. Coram Deo Academy Letter to the Commission
3. Coram Deo Academy-Student Residency Map
4. Maps
5. Iowa DOT Crash Analysis Report
6. Public Hearing Notice
7. Public Comments Received as of 8-4-25
8. Chapter 17.08 - Use Matrix
9. Iowa State University Extension and Outreach-Spot Zoning



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46th ST  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**REZONING**  
(MAP AMENDMENT)

| APPLICANT INFORMATION                                     |  |
|-----------------------------------------------------------|--|
| Applicant Name   Company Name<br><b>Coram Deo Academy</b> |  |
| Address<br><b>3800 E 53rd St</b>                          |  |
| City   State   Zip<br><b>Davenport, IA 52807</b>          |  |
| Phone                                                     |  |
| Secondary Phone                                           |  |
| E-Mail Address                                            |  |

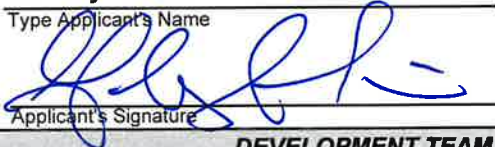
**Acceptance of Applicant**

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

**Grady Adkins**

Type Applicant's Name



**05/07/2025**  
Date

**DEVELOPMENT TEAM**

| Property Owner                                            |                 |
|-----------------------------------------------------------|-----------------|
| <b>Dan Zatloukal, Telecommunications Springing, L.L.C</b> |                 |
| Address<br><b>PO Box 3666, Oak Brook, Illinois</b>        |                 |
| Phone                                                     | Secondary Phone |
| E-Mail Address                                            |                 |

**Project Manager/Other**

|                |                 |
|----------------|-----------------|
| Address        |                 |
| Phone          | Secondary Phone |
| E-Mail Address |                 |

|                |           |                |
|----------------|-----------|----------------|
| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|----------------|-----------|----------------|

|               |  |  |  |
|---------------|--|--|--|
| PROJECT TITLE |  |  |  |
|---------------|--|--|--|

|                                                                                                |  |  |  |
|------------------------------------------------------------------------------------------------|--|--|--|
| SITE ADDRESS OR GENERAL LOCATION DESCRIPTION<br><b>5348 Elmore Circle, Davenport, IA 52807</b> |  |  |  |
|------------------------------------------------------------------------------------------------|--|--|--|

|                                             |  |  |  |
|---------------------------------------------|--|--|--|
| NEIGHBORHOOD MEETING DATE / TIME / LOCATION |  |  |  |
|---------------------------------------------|--|--|--|

| ZONING DISTRICTS | EXISTING   | PROPOSED  | SQ. AREA       |
|------------------|------------|-----------|----------------|
|                  | <b>C-3</b> | <b>IC</b> | <b>466,912</b> |

**COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant\* ☐  
\*only needed if the Applicant is different than the owner

Legal Description\* (bearing & distance) ☐  
\* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee\* (REQUIRED) ☐  
\* (check payable to 'City of Davenport')

**Rezoning Fee Schedule**

| Land Area               | Fee                    |
|-------------------------|------------------------|
| Less than 1 acre        | \$400                  |
| 1 to less than 10 acres | \$750 plus \$25/acre   |
| 10 acres or more        | \$1,000 plus \$25/acre |

1 to 3 site notice signs are required based on lot size; \$10 each

**PROJECT NARRATIVE:** (submit separate sheet if needed)

Applicant, Coram Deo Academy (CDA), intends to use this facility for educational purposes. CDA, an accredited K-12 school established in 2020, desires to purchase this property and move their school to this new location.

The inside of the existing structure will be remodeled to include approximately 30 classrooms holding 500-600 students with 30 faculty and 5 staff/administration.

\*See attached for continuation.

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any questions or requests for additional information.

***PROJECT NARRATIVE CONTINUED:***

The property consists of 10.72 acres with 578 parking spaces.

Traffic impact will be minimal with drop off times being 8:15-8:30am M-F and pick up times being 2:45pm M-TH and 12:45pm on Fridays. There is currently no plan to utilize a bus system.

Coram Deo Academy will reface the signage both at the entrance to the building and on the building itself.

The property is currently zoned C-3. Coram Deo Academy is requesting this property to be rezoned to IC (Institutional Campus).

***LEGAL DESCRIPTION:***

The land referred to herein below is situated in the county of Scott, state of Iowa and is described as follows:

Lot 2 of the Final Plot of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

Assurance note: The above described land is the same as described within the Chicago Title Insurance Company Commitment File No. 100719284, with an effective date of November 27, 2007.



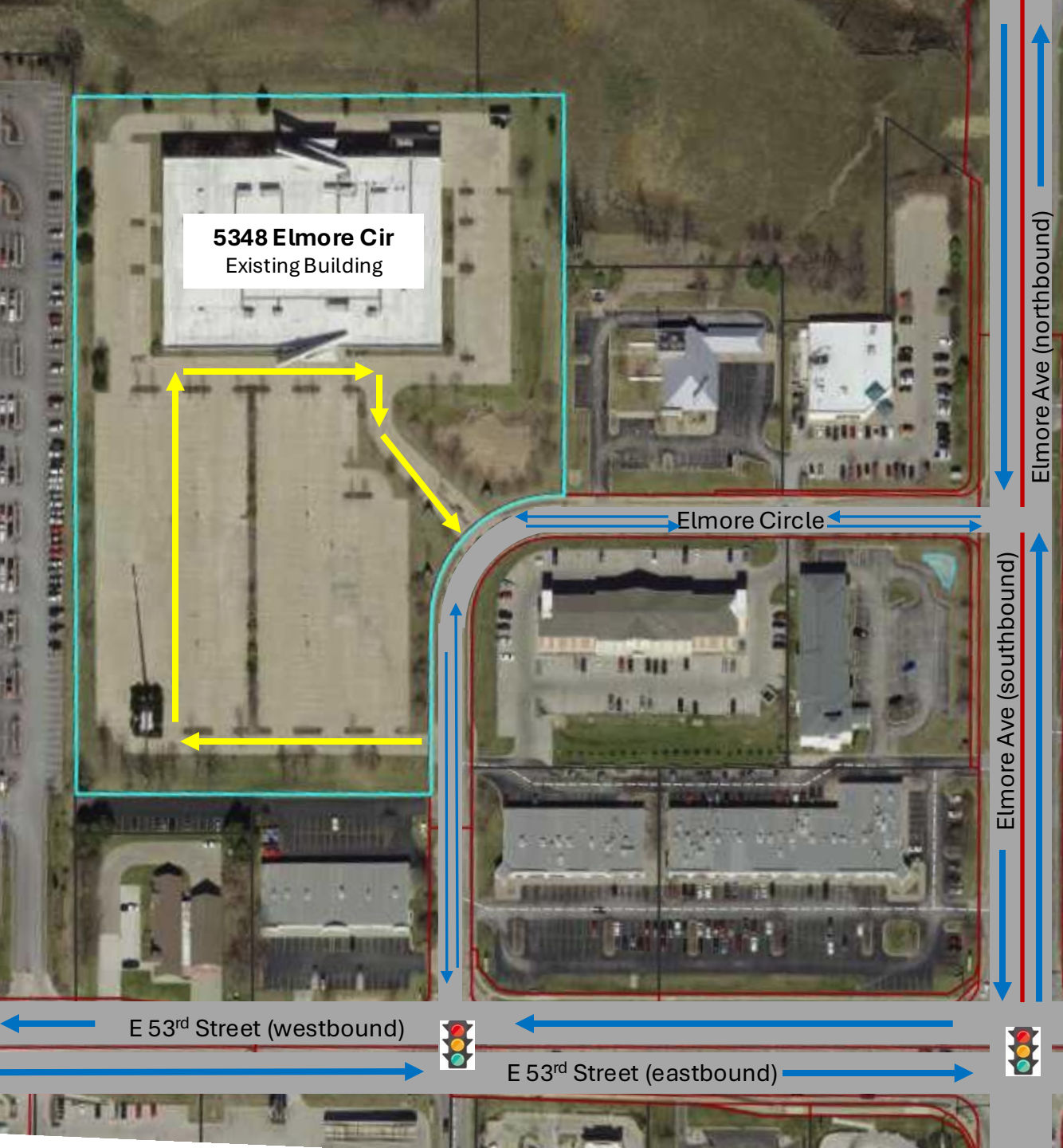
### **Existing Conditions:**

- 10.72 Acres
- 75,728 Sq Ft Building
- 578 Parking Spaces

### **Proposed Changes:**

- No footprint change to existing structure





## **Anticipated Traffic Patterns**

- School Drop off  
M-F 8:15-8:30am
- School Pick up  
M-Th 2:45pm  
Fri 12:45pm

### **Legend:**

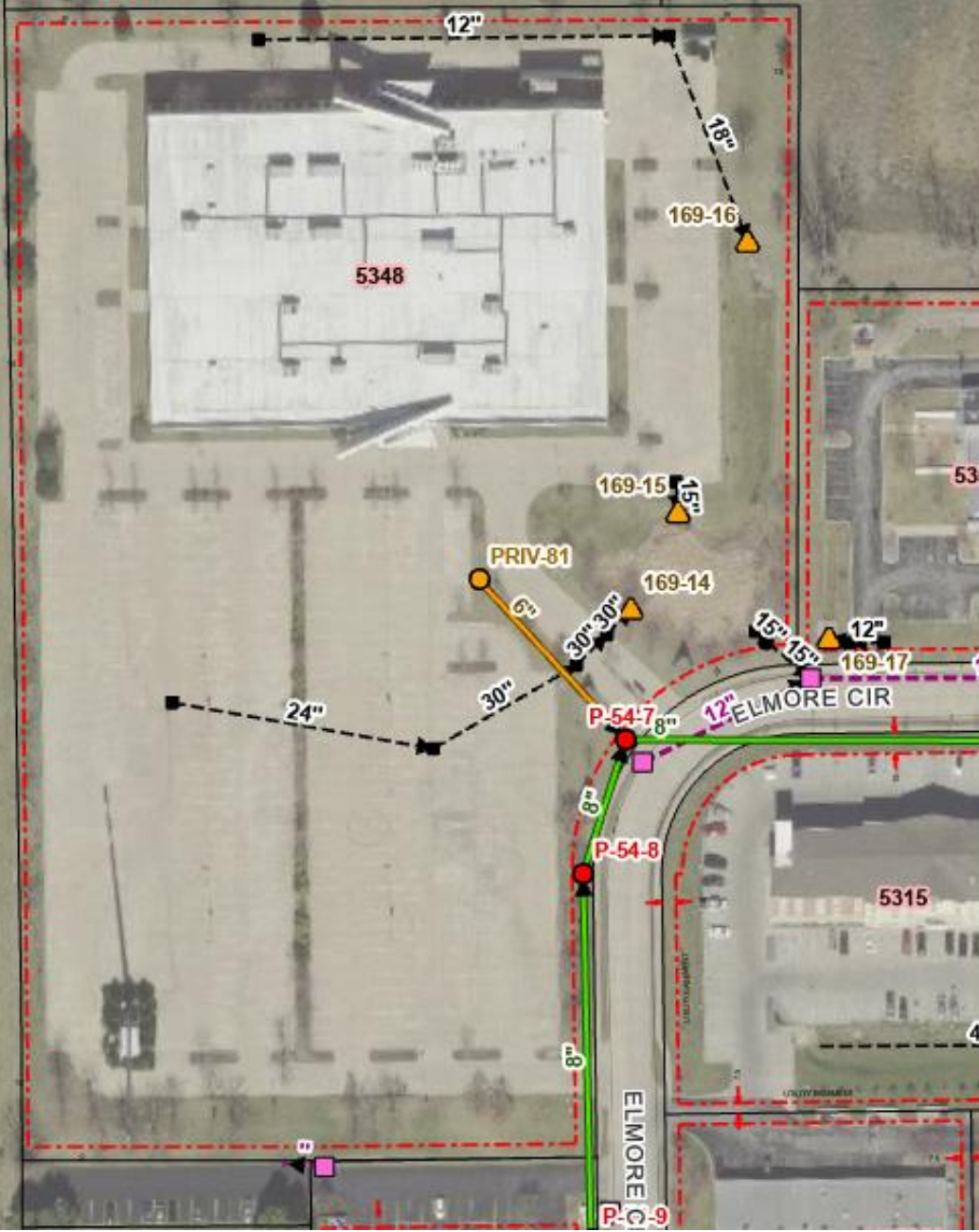
-  = main road traffic
-  = school traffic
-  = traffic light

**Private Storm Sewer Locations:**

Black Dotted Lines = storm sewer

Orange Lines = sanitary sewer lines

Storm Sewer flows into the detention pond located near main entrance.



## **LETTER OF AUTHORIZATION**

June 26, 2025

Via E-Mail

CITY OF DAVENPORT

Development & Neighborhood Services - Planning

Email: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

RE: Purchaser's Proposed Re-Zoning for 5348 Elmore Circle, Davenport, Iowa 52807  
(the "Property")

Dear Sir or Madam:

On June 25, 2025, Telecommunications Springing, L.L.C., a Delaware limited liability company ("Seller") and Coram Deo Academy, an Iowa nonprofit corporation (or its permitted assignee, the "Purchaser") entered into a Purchase and Sale Agreement (the "Purchase Agreement") with respect to the purchase/sale of the above-referenced Property. Prior to Closing on its purchase, Purchaser would like to apply for re-zoning of the Property for use as an educational facility. Seller hereby approves Purchaser submitting an Application for Rezoning with a submittal date of 6/19/25, and a third reading at the City Council Meeting at 5:00 p.m. on September 24, 2025, so long as the zoning change does not become effective until after Purchaser is the owner of the Property. If, for any reason, either party elects to terminate the Purchase Agreement pursuant to its rights thereunder, and either party notifies the City of Davenport of such termination, the application for re-zoning shall be immediately withdrawn/terminated.

Additionally, (a) until Purchaser owns the Property, Purchaser will not enter to any agreements regarding the Property which would bind Seller in the event of a termination of the Purchase Agreement or failure of one party to close, and (b) Purchaser shall not record any documents against the Property or which benefit or burden the Property prior to Closing; provided, however, this will not prevent Purchaser from pursuing the necessary applications for re-zoning as set forth above.

This letter may be relied on by the Plan & Zoning Commission for the City of Davenport to confirm Seller's authorization to allow Purchaser to apply for re-zoning, in accordance with the terms of the Purchase Agreement and this letter.

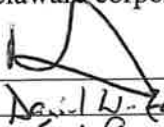
*[Signature Pages to Follow]*

Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,  
a Delaware limited liability company

By: Telecommunications Exchange Venture,  
L.L.C., a Delaware limited liability  
company, its manager

By: Inland Private Capital Corporation,  
a Delaware corporation, its sole member

By:   
Name: Daniel W. Feltlorkel  
Title: S.U.P.

Notarization:

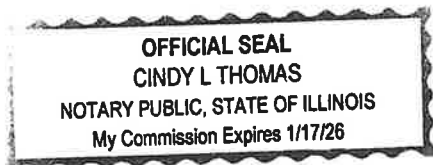
State of Illinois,  
County of DuPage,

Sworn and subscribed before me  
This 26<sup>th</sup> day of June, 2025.



Notary Public

My Commission Expires:



Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,  
a Delaware limited liability company

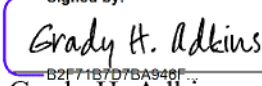
By: Telecommunications Exchange Venture,  
L.L.C., a Delaware limited liability  
company, its manager

By: Inland Private Capital Corporation,  
a Delaware corporation, its sole member

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit  
corporation

Signed by:  
By:   
Name: Grady H. Adkins  
Title: Head of School



To: Mayor Mike Matson  
Davenport Planning and Zoning Commission

Regarding:  
Rezoning of the AT&T Call Center  
5348 Elmore Circle, Davenport, IA 52807

My name is Dr. Grady Adkins, and I am the Superintendent of Coram Deo Academy, a K-12 private school in Davenport, IA. We are a young school, just 5 years old, but we are a growing school. We have maxed out our current location at Coram Deo Bible Church and desire to expand outside of our church building and impact the local community in a positive way. This is why we are currently under contract to purchase the old AT&T Call Center located at 5348 Elmore Circle.

Coram Deo Academy has families in attendance from 12 of the cities within our area to include Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal valley, and Geneseo. The AT&T property provides a strategic and central location to service families all across the Quad City Area. Not only is it central, but it is also located very close to the I-74 and 53<sup>rd</sup> St. corridor creating an excellent location with the best option for minimal impact on traffic that would otherwise have to travel across a city for school.

What I am most excited about is that Coram Deo Academy would bring life to an area where there has been no life for almost 5 years. We also provide an excellent option to repurpose the building that will bring business to Davenport from families that might not otherwise venture into Davenport. Life in a community is a good thing and is what every city desires, and supports the comprehensive plan. Coram Deo Academy brings life with it.

I would ask that this commission and Mayor Matson put all politics and religion aside and grant rezoning for educational purposes and the good of the city. During the first P&Z Commission meeting the commission asked a question that was discriminatory in practice. The commission asked about the current property taxes of the AT&T call center.

This question has no bearing on whether a property should or should not be rezoned. In fact, it is quite discriminatory in two ways:

1. Discriminatory toward non-profit entities, to include private schools.
2. Discriminatory toward religious organizations, to include a Christian school.

Let me restate that property taxes have no bearing on the commission's rezoning decision and to do so is discriminatory in practice.

It is also noteworthy that the AT&T property is currently zoned appropriately for a church. Coram Deo is simply going through the rezoning process at the request of the city.

Coram Deo Bible Church has been a good member of Davenport for 20 years. Our history proves this. Coram Deo Academy is an extension of the church and will prove to be the same – a good member of Davenport that brings life to a dead property.

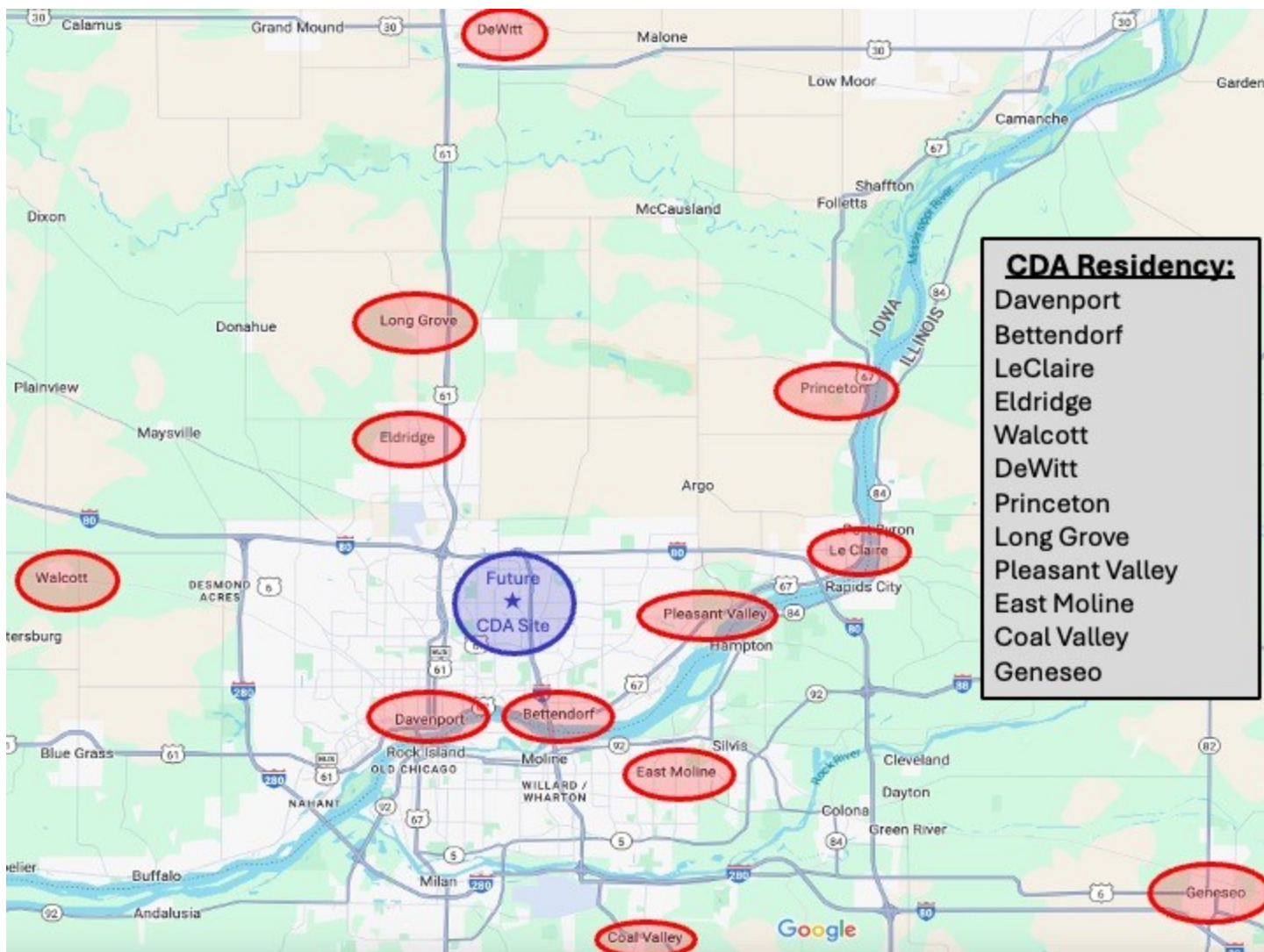
Thank you,

**Dr. Grady Adkins, EdD | Executive Pastor & Superintendent**

**[CORAM DEO BIBLE CHURCH](#) | [CORAM DEO ACADEMY](#)**

3800 E. 53rd Street | Davenport, IA 52807 | (563) 359-5333

*In the presence of God | Under the authority of God | For the glory of God*





## Vicinity Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



Subject Property

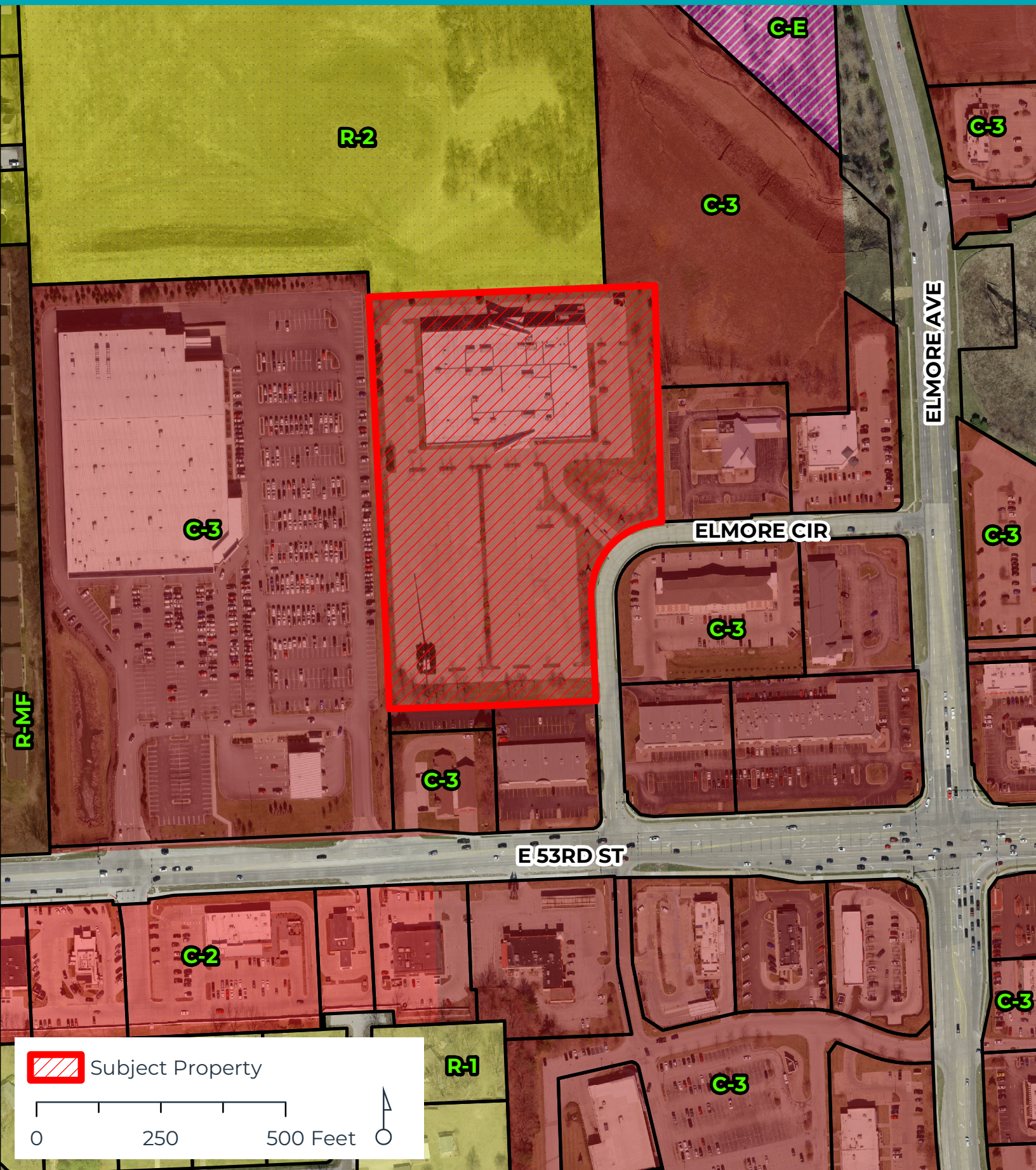
0 250 500 Feet



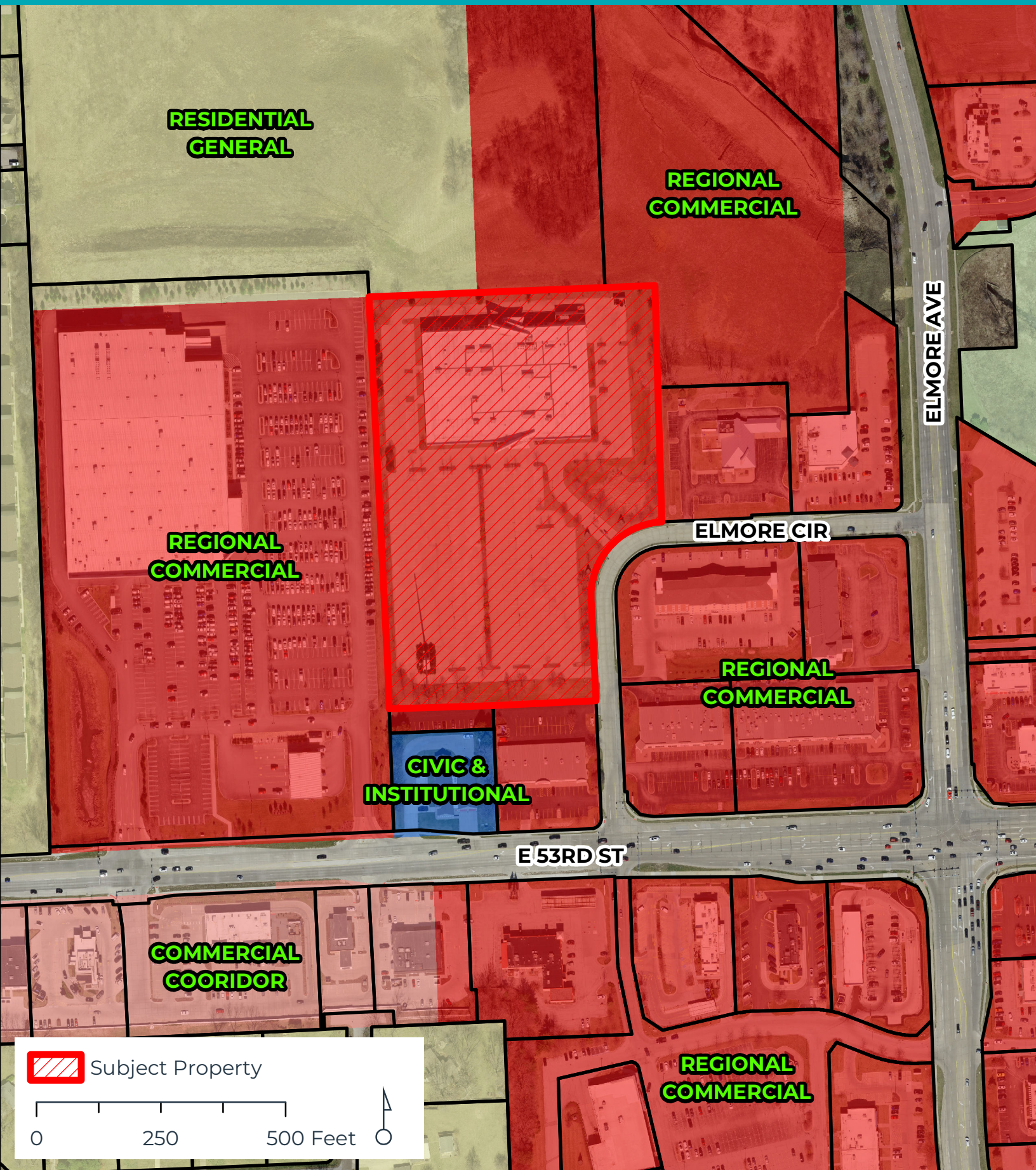


## Zoning Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]











THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Registered Daycare & School Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



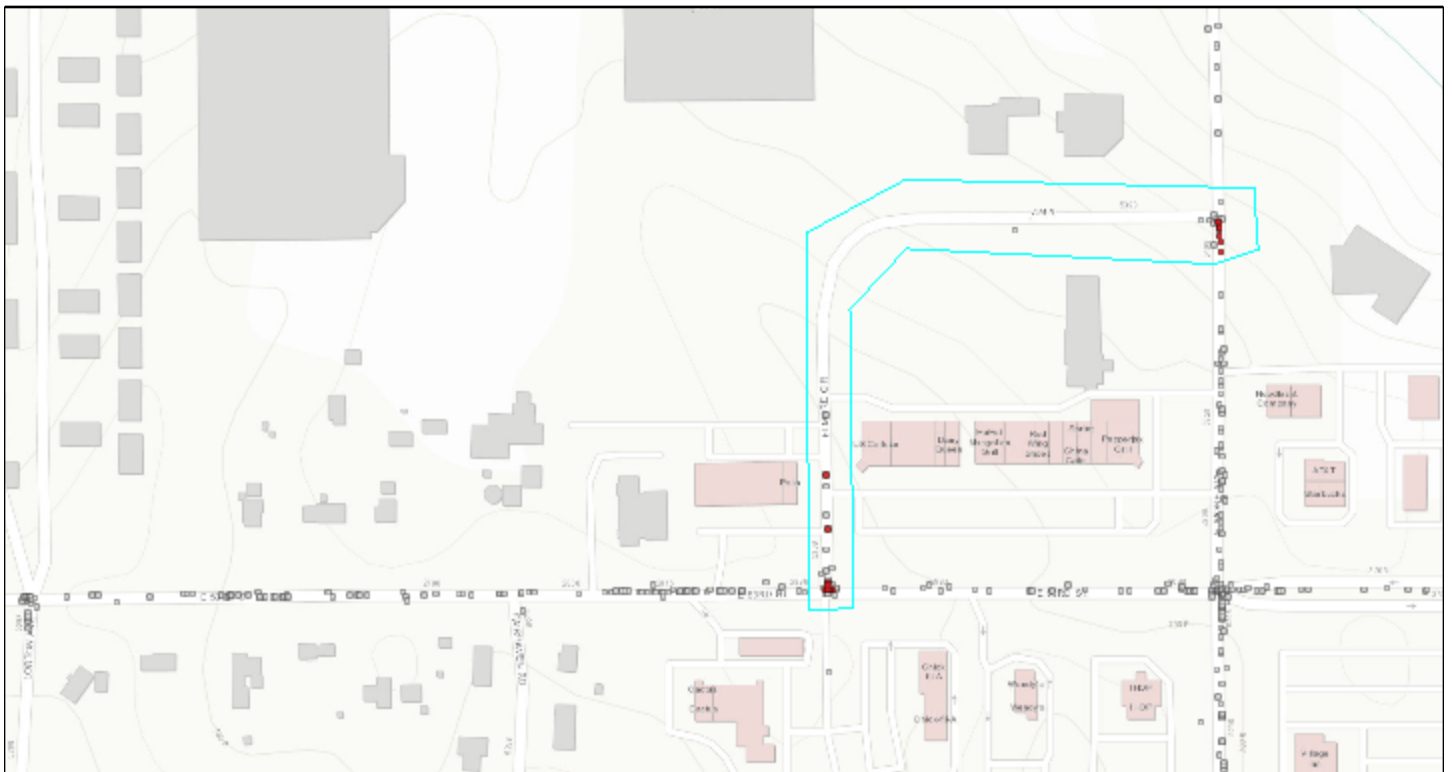




Iowa Crash Analysis Tool  
Quick Report  
2020-2025

| Crash Severity                 | 40 | Injury Status Summary               | 30 |
|--------------------------------|----|-------------------------------------|----|
| Fatal Crash                    | 0  | Fatalities                          | 0  |
| Suspected Serious Injury Crash | 0  | Suspected serious/incapacitating    | 0  |
| Suspected Minor Injury Crash   | 6  | Suspected minor/non-incapacitating  | 7  |
| Possible/Unknown Injury Crash  | 8  | Possible (complaint of pain/injury) | 10 |
| Property Damage Only           | 26 | Uninjured                           | 0  |
|                                |    | Unknown                             | 1  |
|                                |    | Not Reported                        | 12 |

| Property/Vehicles/Occupants      |            | Average Severity                 |      |
|----------------------------------|------------|----------------------------------|------|
| Property Damage Total (dollars): | 248,950.00 | Fatalities/Fatal Crash:          | 0.00 |
| Average (per crash dollars):     | 6,223.75   | Fatalities/Crash:                | 0.00 |
| Total Vehicles:                  | 78.00      | Injuries/Crash:                  | 0.43 |
| Average (per crash):             | 1.95       | Major Injuries/Crash:            | 0.00 |
| Total Occupants:                 | 114.00     | Minor Injuries/Crash:            | 0.18 |
| Average (per crash):             | 2.85       | Possible/Unknown Injuries/Crash: | 0.25 |





Iowa Crash Analysis Tool  
Quick Report  
2020-2025

| Major Cause                                      |                                                   | 40 |
|--------------------------------------------------|---------------------------------------------------|----|
| Animal                                           | 0 Ran traffic signal                              | 2  |
| Ran stop sign                                    | 0 Failed to yield to emergency vehicle            | 0  |
| FTYROW: At uncontrolled intersection             | 0 FTYROW: Making right turn on red signal         | 1  |
| FTYROW: From stop sign                           | 1 FTYROW: From yield sign                         | 0  |
| FTYROW: Making left turn                         | 9 FTYROW: From driveway                           | 0  |
| FTYROW: From parked position                     | 0 FTYROW: To pedestrian                           | 0  |
| FTYROW: Other                                    | 3 Drove around RR grade crossing gates            | 0  |
| Disregarded RR Signal                            | 0 Crossed centerline (undivided)                  | 0  |
| Crossed median (divided)                         | 0 Traveling wrong way or on wrong side of road    | 0  |
| Aggressive driving/road rage                     | 1 Driving too fast for conditions                 | 1  |
| Exceeded authorized speed                        | 0 Improper or erratic lane changing               | 1  |
| Operating vehicle in an reckless/erratic/care... | 0 Followed too close                              | 6  |
| Passing: On wrong side                           | 0 Passing: Where prohibited by signs/markings     | 0  |
| Passing: With insufficient distance/inadequa...  | 0 Passing: Through/around barrier                 | 0  |
| Passing: Other passing                           | 0 Made improper turn                              | 3  |
| Driver Distraction: Manual operation of an e...  | 0 Driver Distraction: Talking on a hand-held d... | 0  |
| Driver Distraction: Talking on a hands free ...  | 0 Driver Distraction: Adjusting devices (radio... | 0  |
| Driver Distraction: Other electronic device ...  | 1 Driver Distraction: Passenger                   | 0  |
| Driver Distraction: Unrestrained animal          | 0 Driver Distraction: Reaching for object(s)/f... | 0  |
| Driver Distraction: Inattentive/lost in thou...  | 0 Driver Distraction: Other interior distracti... | 1  |
| Driver Distraction: Exterior distraction         | 0 Ran off road - right                            | 0  |
| Ran off road - straight                          | 0 Ran off road - left                             | 0  |
| Lost control                                     | 1 Swerving/Evasive Action                         | 0  |
| Over correcting/over steering                    | 0 Failed to keep in proper lane                   | 0  |
| Failure to signal intentions                     | 0 Traveling on prohibited traffic way             | 0  |
| Vehicle stopped on railroad tracks               | 0 Other: Vision obstructed                        | 0  |
| Other: Improper operation                        | 0 Other: Disregarded warning sign                 | 0  |
| Other: Disregarded signs/road markings           | 0 Other: Illegal off-road driving                 | 0  |
| Downhill runaway                                 | 0 Separation of units                             | 0  |
| Towing improperly                                | 0 Cargo/equipment loss or shift                   | 0  |
| Equipment failure                                | 0 Oversized load/vehicle                          | 0  |
| Other: Getting off/out of vehicle                | 0 Failure to dim lights/have lights on            | 0  |
| Improper backing                                 | 0 Improper starting                               | 0  |
| Illegally parked/unattended                      | 0 Driving less than the posted speed limit        | 0  |
| Operator inexperience                            | 0 Other                                           | 2  |
| Unknown                                          | 6 Not reported                                    | 0  |
| Other: No improper action                        | 1                                                 |    |



**Iowa Crash Analysis Tool  
Quick Report  
2020-2025**

| Time of Day/Day of Week |               |              |              |              |               |               |              |              |              |              |               |                |              |       |
|-------------------------|---------------|--------------|--------------|--------------|---------------|---------------|--------------|--------------|--------------|--------------|---------------|----------------|--------------|-------|
| Day of Week             | 12 AM to 2 AM | 2 AM to 4 AM | 4 AM to 6 AM | 6 AM to 8 AM | 8 AM to 10 AM | 10 AM to Noon | Noon to 2 PM | 2 PM to 4 PM | 4 PM to 6 PM | 6 PM to 8 PM | 8 PM to 10 PM | 10 PM to 12 AM | Not reported | Total |
| Sunday                  | 0             | 0            | 0            | 0            | 1             | 0             | 1            | 0            | 1            | 2            | 0             | 1              | 0            | 6     |
| Monday                  | 0             | 0            | 0            | 0            | 0             | 0             | 1            | 1            | 0            | 2            | 0             | 0              | 0            | 4     |
| Tuesday                 | 0             | 0            | 0            | 0            | 0             | 0             | 0            | 1            | 2            | 0            | 1             | 1              | 0            | 5     |
| Wednesday               | 0             | 0            | 0            | 0            | 1             | 1             | 0            | 2            | 1            | 0            | 0             | 0              | 0            | 5     |
| Thursday                | 0             | 0            | 0            | 0            | 0             | 1             | 0            | 1            | 1            | 1            | 1             | 0              | 0            | 5     |
| Friday                  | 0             | 0            | 0            | 0            | 0             | 3             | 0            | 2            | 2            | 0            | 1             | 0              | 0            | 8     |
| Saturday                | 0             | 0            | 0            | 0            | 0             | 1             | 2            | 0            | 1            | 2            | 1             | 0              | 0            | 7     |
| <b>Total</b>            | 0             | 0            | 0            | 0            | 2             | 6             | 4            | 7            | 8            | 7            | 4             | 2              | 0            | 40    |

| Manner of Crash Collision      | 40 | Surface Conditions         | 40 |
|--------------------------------|----|----------------------------|----|
| Non-collision (single vehicle) | 2  | Dry                        | 33 |
| Head-on (front to front)       | 1  | Wet                        | 6  |
| Rear-end (front to rear)       | 10 | Ice/frost                  | 0  |
| Angle (oncoming left turn)     | 7  | Snow                       | 1  |
| Broadside (front to side)      | 12 | Slush                      | 0  |
| Sideswipe (same direction)     | 5  | Mud/dirt                   | 0  |
| Sideswipe (opposite direction) | 0  | Water (standing or moving) | 0  |
| Rear to rear                   | 1  | Sand                       | 0  |
| Rear to side                   | 0  | Oil                        | 0  |
| Not reported                   | 0  | Gravel                     | 0  |
| Other                          | 2  | Not reported               | 0  |
| Unknown                        | 0  | Other                      | 0  |
|                                |    | Unknown                    | 0  |

| Fixed Object Struck                              | 78 |
|--------------------------------------------------|----|
| Bridge overhead structure                        | 0  |
| Bridge/bridge rail parapet                       | 0  |
| Ditch                                            | 0  |
| Ground                                           | 0  |
| Guardrail - face                                 | 0  |
| Concrete traffic barrier (median or right sid... | 0  |
| Cable barrier                                    | 0  |
| Utility pole/light support                       | 0  |
| Traffic signal support                           | 0  |
| Fire hydrant                                     | 0  |
| Tree                                             | 0  |
| Snow bank                                        | 0  |
| Wall                                             | 0  |
| Other fixed object                               | 0  |
| Bridge pier or support                           | 0  |
| Curb/island/raised median                        | 0  |
| Embankment                                       | 0  |
| Culvert/pipe opening                             | 0  |
| Guardrail - end                                  | 0  |
| Other traffic barrier                            | 0  |
| Impact attenuator/crash cushion                  | 0  |
| Traffic sign support                             | 1  |
| Other post/pole/support                          | 0  |
| Mailbox                                          | 0  |
| Landscape/shrubbery                              | 0  |
| Fence                                            | 0  |
| Building                                         | 0  |
| None (no fixed object struck)                    | 77 |



Iowa Crash Analysis Tool  
Quick Report  
2020-2025

| Driver Age/Driver Gender |        |      |              |         |       |
|--------------------------|--------|------|--------------|---------|-------|
| Driver Age - 5 year Bins | Female | Male | Not reported | Unknown | Total |
| < 14                     | 0      | 0    | 0            | 0       | 0     |
| = 14                     | 0      | 0    | 0            | 0       | 0     |
| = 15                     | 0      | 0    | 0            | 0       | 0     |
| = 16                     | 0      | 3    | 0            | 0       | 3     |
| = 17                     | 1      | 2    | 0            | 0       | 3     |
| = 18                     | 4      | 2    | 0            | 0       | 6     |
| = 19                     | 1      | 0    | 0            | 0       | 1     |
| = 20                     | 1      | 0    | 0            | 0       | 1     |
| >= 21 and <= 24          | 5      | 6    | 0            | 0       | 11    |
| >= 25 and <= 29          | 3      | 7    | 0            | 0       | 10    |
| >= 30 and <= 34          | 1      | 4    | 0            | 0       | 5     |
| >= 35 and <= 39          | 1      | 2    | 0            | 0       | 3     |
| >= 40 and <= 44          | 1      | 4    | 0            | 0       | 5     |
| >= 45 and <= 49          | 3      | 4    | 0            | 0       | 7     |
| >= 50 and <= 54          | 4      | 0    | 0            | 0       | 4     |
| >= 55 and <= 59          | 1      | 0    | 0            | 0       | 1     |
| >= 60 and <= 64          | 2      | 3    | 0            | 0       | 5     |
| >= 65 and <= 69          | 1      | 1    | 0            | 0       | 2     |
| >= 70 and <= 74          | 2      | 0    | 0            | 0       | 2     |
| >= 75 and <= 79          | 0      | 2    | 0            | 0       | 2     |
| >= 80 and <= 84          | 0      | 2    | 0            | 0       | 2     |
| >= 85 and <= 89          | 0      | 0    | 0            | 0       | 0     |
| >= 90 and <= 94          | 0      | 0    | 0            | 0       | 0     |
| >= 95                    | 0      | 0    | 0            | 0       | 0     |
| Not reported             | 0      | 0    | 0            | 0       | 0     |
| Unknown                  | 0      | 0    | 5            | 0       | 5     |
| Total                    | 31     | 42   | 5            | 0       | 78    |

| Alcohol Test Given | 78 |
|--------------------|----|
| None               | 61 |
| Blood              | 0  |
| Urine              | 0  |
| Breath             | 0  |
| Vitreous           | 0  |
| Refused            | 0  |
| Not reported       | 17 |

| Drug Test Given | 78 |
|-----------------|----|
| None            | 61 |
| Blood           | 0  |
| Urine           | 0  |
| Breath          | 0  |
| Vitreous        | 0  |
| Refused         | 0  |
| Not reported    | 17 |

| Drug Test Result                   | 78 |
|------------------------------------|----|
| Negative                           | 0  |
| Cannabis                           | 0  |
| Central Nervous System depressants | 0  |
| Central Nervous System stimulants  | 0  |
| Hallucinogens                      | 0  |
| Inhalants                          | 0  |
| Narcotic Analgesics                | 0  |
| Dissociative Anesthetic (PCP)      | 0  |
| Prescription Drug                  | 0  |
| Not reported                       | 78 |
| Other                              | 0  |

| Drug/Alcohol Related                         | 40 |
|----------------------------------------------|----|
| Drug                                         | 0  |
| Alcohol (< Statutory)                        | 0  |
| Alcohol (Statutory)                          | 0  |
| Drug and Alcohol (< Statutory)               | 0  |
| Drug and Alcohol (Statutory)                 | 0  |
| Refused                                      | 0  |
| Under Influence of Alcohol/Drugs/Medications | 1  |
| None Indicated                               | 39 |

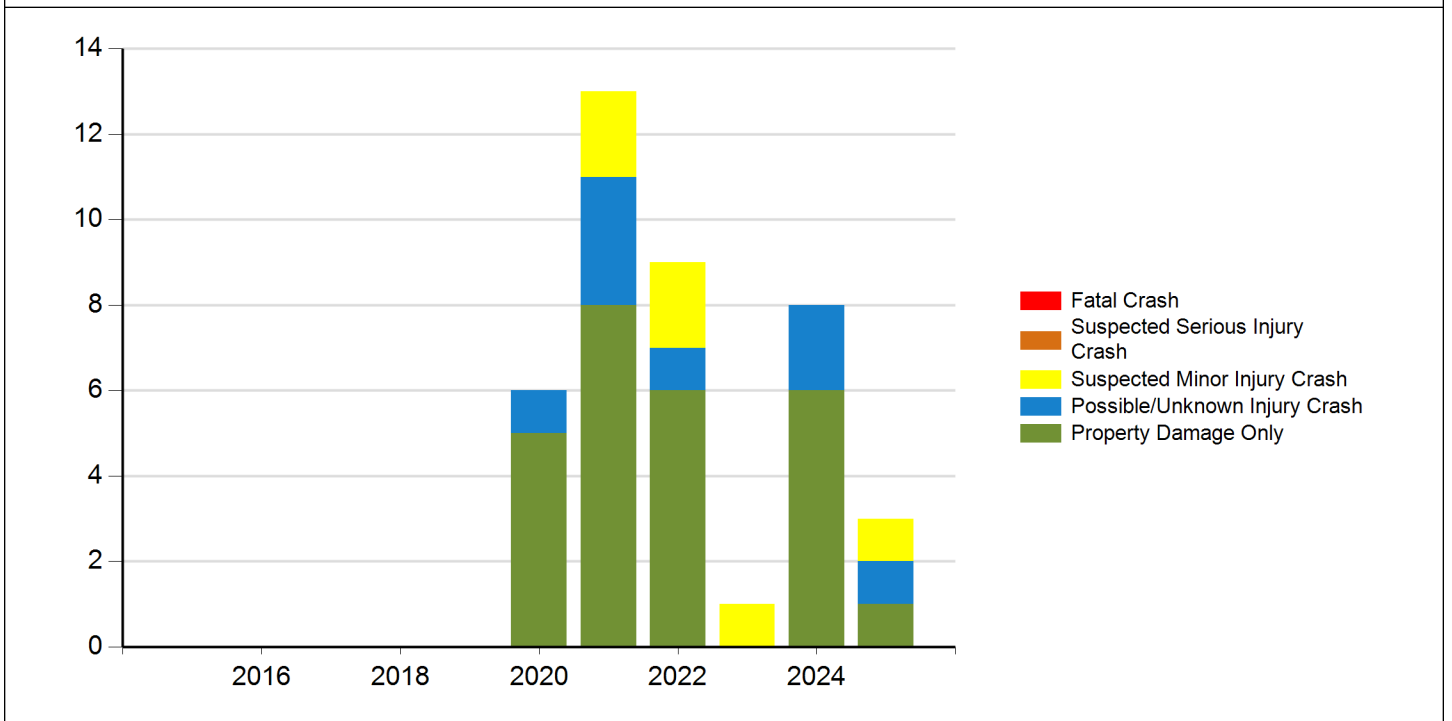


Iowa Crash Analysis Tool  
Quick Report  
2020-2025

Crash Severity - Annual

| Crash Year | Fatal Crash | Suspected Serious Injury Crash | Suspected Minor Injury Crash | Possible/Unknown Injury Crash | Property Damage Only | Total |
|------------|-------------|--------------------------------|------------------------------|-------------------------------|----------------------|-------|
| 2015       | 0           | 0                              | 0                            | 0                             | 0                    | 0     |
| 2016       | 0           | 0                              | 0                            | 0                             | 0                    | 0     |
| 2017       | 0           | 0                              | 0                            | 0                             | 0                    | 0     |
| 2018       | 0           | 0                              | 0                            | 0                             | 0                    | 0     |
| 2019       | 0           | 0                              | 0                            | 0                             | 0                    | 0     |
| 2020       | 0           | 0                              | 0                            | 1                             | 5                    | 6     |
| 2021       | 0           | 0                              | 2                            | 3                             | 8                    | 13    |
| 2022       | 0           | 0                              | 2                            | 1                             | 6                    | 9     |
| 2023       | 0           | 0                              | 1                            | 0                             | 0                    | 1     |
| 2024       | 0           | 0                              | 0                            | 2                             | 6                    | 8     |
| 2025       | 0           | 0                              | 1                            | 1                             | 1                    | 3     |
| Total      | 0           | 0                              | 6                            | 8                             | 26                   | 40    |

Severity/Year



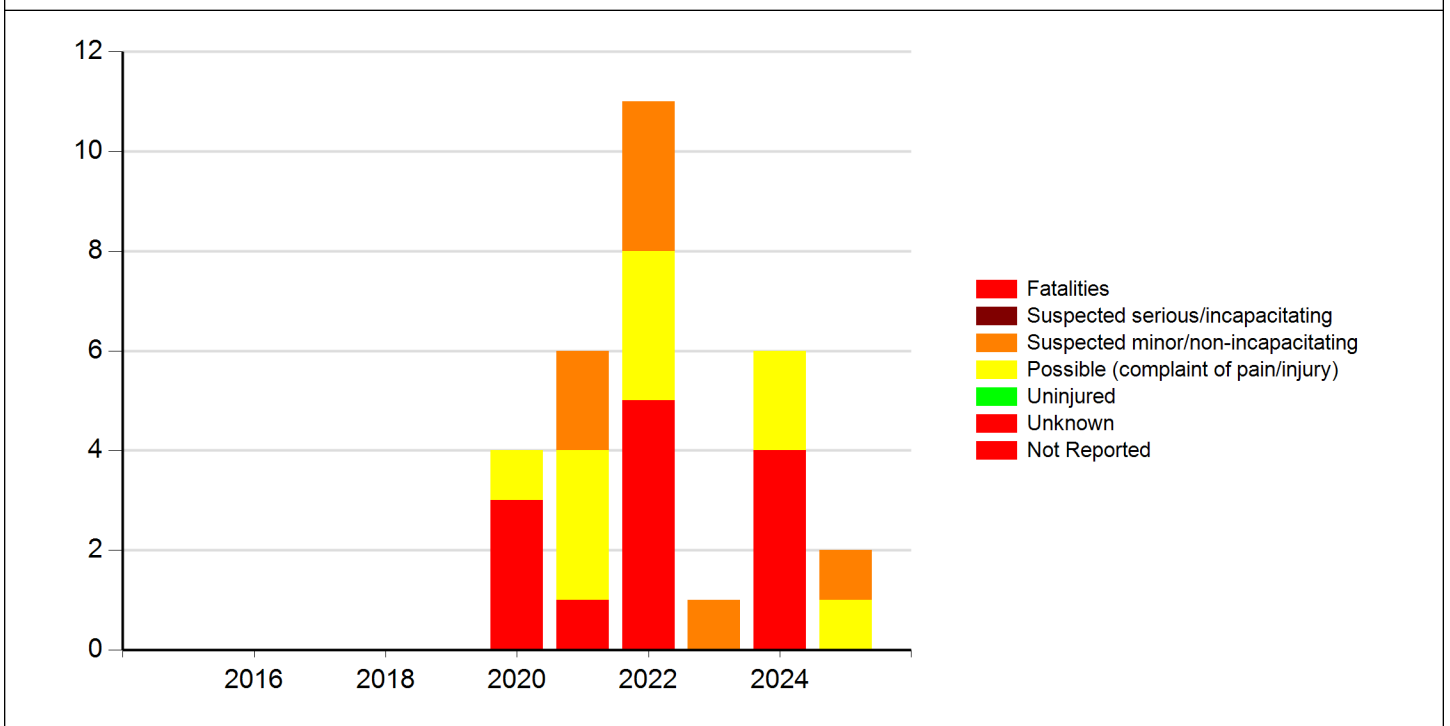


Iowa Crash Analysis Tool  
Quick Report  
2020-2025

Injury Status - Annual

| Crash Year | Fatalities | Suspected serious/incapacitating | Suspected minor/non-incapacitating | Possible (complaint of pain/injury) | Uninjured | Unknown | Not Reported | Total |
|------------|------------|----------------------------------|------------------------------------|-------------------------------------|-----------|---------|--------------|-------|
| 2015       | 0          | 0                                | 0                                  | 0                                   | 0         | 0       | 0            | 0     |
| 2016       | 0          | 0                                | 0                                  | 0                                   | 0         | 0       | 0            | 0     |
| 2017       | 0          | 0                                | 0                                  | 0                                   | 0         | 0       | 0            | 0     |
| 2018       | 0          | 0                                | 0                                  | 0                                   | 0         | 0       | 0            | 0     |
| 2019       | 0          | 0                                | 0                                  | 0                                   | 0         | 0       | 0            | 0     |
| 2020       | 0          | 0                                | 0                                  | 1                                   | 0         | 0       | 3            | 4     |
| 2021       | 0          | 0                                | 2                                  | 3                                   | 0         | 1       | 0            | 6     |
| 2022       | 0          | 0                                | 3                                  | 3                                   | 0         | 0       | 5            | 11    |
| 2023       | 0          | 0                                | 1                                  | 0                                   | 0         | 0       | 0            | 1     |
| 2024       | 0          | 0                                | 0                                  | 2                                   | 0         | 0       | 4            | 6     |
| 2025       | 0          | 0                                | 1                                  | 1                                   | 0         | 0       | 0            | 2     |
| Total      | 0          | 0                                | 7                                  | 10                                  | 0         | 1       | 12           | 30    |

Injury Status/Year





Iowa Crash Analysis Tool  
Quick Report  
2020-2025

**Meeting the following criteria**

Jurisdiction: Statewide  
Year: 2020, 2021, 2022, 2023, 2024, 2025  
Map Selection: Yes  
Filter: None

**Analyst Information**



## PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

**To: All property owners within 500 feet of the subject property located at 5348 Elmore Circle.**

### Committee of the Whole Public Hearing Meeting

Date: 8/20/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-3 General Commercial District. The request is to rezone the property to IC Institutional Campus District. The purpose is to redevelop the former AT&T Call Center Building into an educational facility for Coram Deo Academy.

### Request/Case Description

**Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]**

### Plan and Zoning Commission Recommendation:

At its August 5, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

### What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, August 20, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

### Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to [mayor.info@davenportiowa.com](mailto:mayor.info@davenportiowa.com) or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at [www.davenportiowa.com/watchlive](http://www.davenportiowa.com/watchlive).

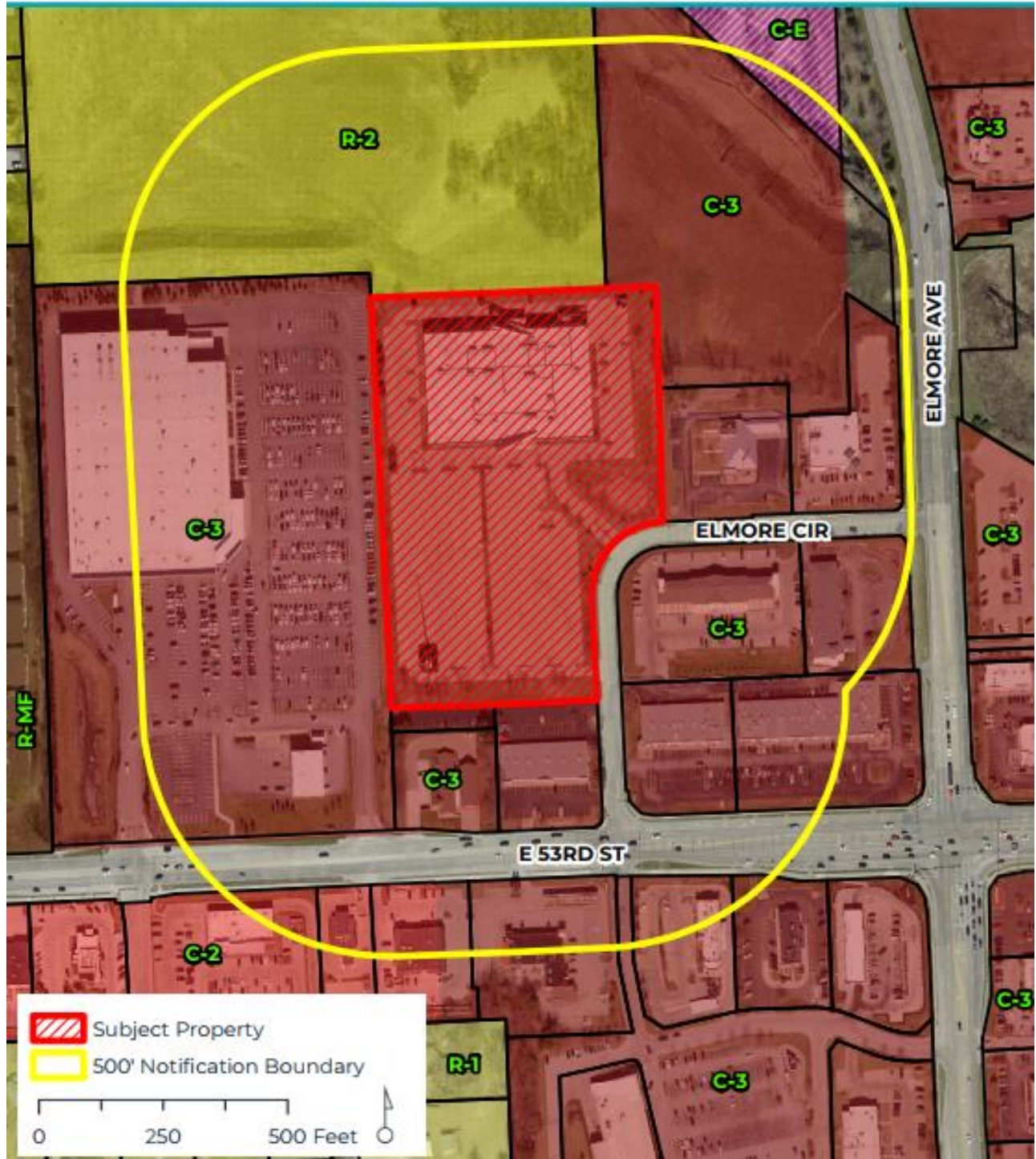
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145





## Public Notice Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To:** All property owners within 500 feet of the subject property located at 5348 Elmore Circle.

### Plan & Zoning Commission Public Hearing Meeting

Date: 7/15/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-3 General Commercial District. The request is to rezone the property to IC Institutional Campus District. The purpose is to redevelop the former AT&T Call Center Building into an educational facility for Coram Deo Academy.

### Request/Case Description

**Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]**

### What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on July 15, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 5, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact [planning@davenportiowa.com](mailto:planning@davenportiowa.com).

### Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": [https://www.davenportiowa.com/government/meeting\\_minutes\\_agendas](https://www.davenportiowa.com/government/meeting_minutes_agendas)

### Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at [matt.werderitch@davenportiowa.com](mailto:matt.werderitch@davenportiowa.com) or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

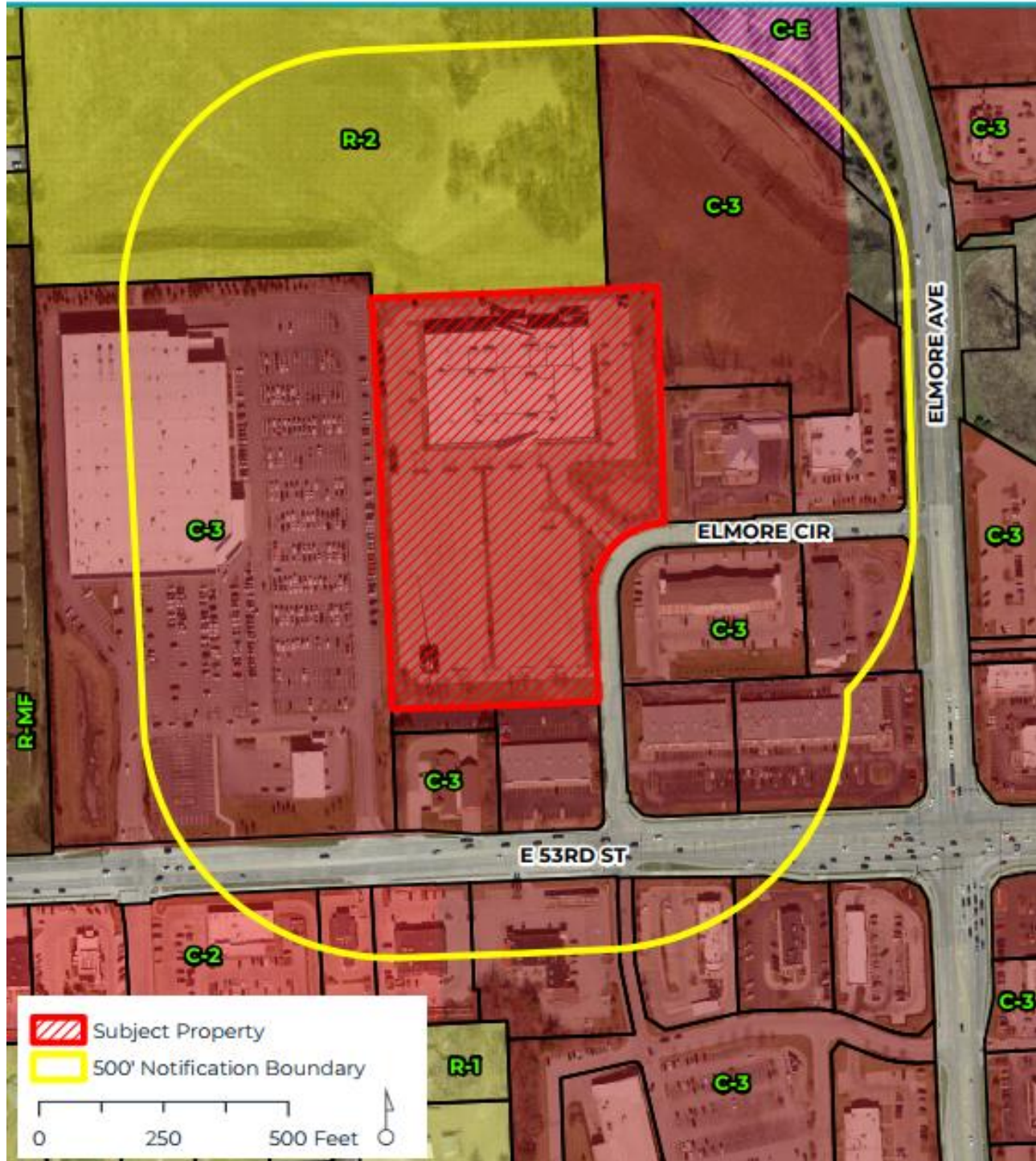
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.





## Public Notice Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



## Davenport Plan and Zoning Commission

### July 15, 2025

RE: Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle

Our Family owns the VTS Farm Parcel A LLC, which is within 500 feet of the proposed rezoning property. While we understand and support that the former AT&T Call Center Building be repurposed, we are opposed to this rezoning request. This rezoning could have adverse effects on our property for future sale and development due to the City of Davenport's 600-foot separation between establishments selling liquor and schools or child care facilities.

Our Family has worked with the Plan and Zoning Commission and the City Council for many years on various development projects along the 53rd Street and Elmore Corridor. We would like to engage in finding a potential solution. We are aware that there is a waiver process and one of the factors that could be taken into consideration is Pheasant Creek as it would provide a geographical buffer. However, we would propose that our property be exempt from this 600-foot restriction and that it be legally written and agreed to by Coram Deo Academy and the City of Davenport.

We will be attending the Public Hearing Meeting on July 15, 2025 to address any questions you might have.

Sincerely,

Carolyn Webber  
Marilyn Schreiber  
Operating Managers for VTS Farm Parcel A

## Werderitch, Matt

---

**From:** Dr. Ryan Lee [REDACTED]  
**Sent:** Thursday, July 31, 2025 8:06 AM  
**To:** Berkley, Laura; Werderitch, Matt  
**Subject:** [EXT] Coram Deo Academy

**Categories:** Green Category

**ATTENTION: This is an external email.**

Dear Ms. Berkley and Mr. Werderitch,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center located at 5348 Elmore Circle for use by Coram Deo Academy.

As a member of this community and someone familiar with the positive influence of Coram Deo Bible Church and its affiliated school, I can confidently say that Coram Deo Academy would be a tremendous asset to the city of Davenport. The school has experienced steady growth over the past five years and now seeks a facility that can accommodate its expanding student body. This location provides an ideal solution — not only because of its accessibility, but because it restores valuable use to a property that has stood idle for years.

From a city planning perspective, this proposal offers a practical and purposeful reuse of a large facility that would otherwise require significant investment just to attract a potential buyer. Coram Deo Academy brings with it a clear vision and the means to carry it out — resulting in consistent activity, educational opportunity, and increased community engagement. Families from across the Quad Cities already attend the school and will now be more connected to Davenport through their daily presence and patronage of local businesses.

Concerns regarding traffic or property tax status should be weighed against the long-term benefits: a thriving, mission-driven school offers greater community return than an empty or speculative commercial property. It would be short-sighted to let a space like this go underused when a positive, prepared solution is ready to move forward.

I respectfully encourage the Commission and the City of Davenport to approve this rezoning request. Doing so would not only support education and families in our region, but would also reflect a forward-thinking approach to city revitalization and resource stewardship.

Sincerely,

Dr. Ryan Lee

Spring Park Oral and Maxillofacial Surgeons, PC, Davenport, IA

Coram Deo Bible Church Member

Father of two children attending Coram Deo Academy

**July 31, 2025**

Mayor Mike Matson  
Davenport Planning and Zoning Commission

Regarding:

Rezoning of the AT&T Call Center  
5348 Elmore Circle, Davenport, IA 52807

My name is Tim Millage and I am a lifelong resident of the Quad Cities. I am writing to express my sincere appreciation for your continued service and dedication to the thoughtful planning and development of our city. Your time, energy, and commitment do not go unnoticed, and I am grateful for your role in shaping our community's future.

I would also like to voice my strong support for the proposed rezoning of the AT&T building for Coram Deo Academy. This project represents a unique and timely opportunity to revitalize an underutilized space with a significant private investment—more than \$10 million—by a business ready to repurpose the building and bring it back to life.

While I understand that some concerns have been raised regarding this rezoning, I believe they can be reasonably addressed and there are many positives for granting this request.

- **Coram Deo Academy will be a tremendous neighbor.** The Academy is an extension of Coram Deo Bible Church, who has demonstrated over the past 20-years to be a growing, positive member of the Davenport and greater Quad Cities region. The Academy carries the tradition of excellence towards the community and will be a welcome neighbor, just like the church.
- **The repurposing of this space is the best and highest use.** This property is a step off main thoroughfares of 53<sup>rd</sup> Street and Elmore but does not directly connect to either. It is in the main part of town, however sitting right behind prime properties. The property includes a large deteriorating building on minimally maintained property that has been empty for years. I understand the city has a vision for that corridor, and repurposing this property should be seen as a positive step towards realizing the vision by revitalizing a large, existing, deteriorating facility and bringing life to a location that has been dormant for years.
- **Local buyers with a positive 20-year history in the community willing to spend +\$10 million on a revitalization project are exceptionally rare.** While some may feel this redevelopment is not fully in line with the city's long-term vision, I would respectfully remind the Commission that opportunities of this scale are rare. There are few businesses ready and willing to invest \$10+ million into existing infrastructure. With the Academy, not only do you have a willing buyer, but the buyer has a long history of being a positive community member. Supporting this rezoning is a practical step that moves us toward economic growth and adaptive reuse of available resources—key components of any vibrant city vision.

- **Traffic will increase if the city desires development.** The building currently includes over 500 parking spaces. Increased traffic should not be considered a new or unmanageable issue. Any reoccupation of the property—regardless of the rezoning request—will naturally bring additional traffic. If the city’s goal is to see this site actively used, increased activity is an expected and positive indicator of growth.

I serve as a chief financial officer for a media company headquartered in Davenport. We have real estate all over the county in prime locations in mid-sized communities, like Davenport, and in a few instances, we are looking to sell property. In my experience, unique properties, like the AT&T building, take a long time to sell – oftentimes years to market and years to close, if you find the right buyer.

As an example, last week the company I work for closed on a property in Greensboro, NC that was listed in 2017 and have actively marketed ever since. This property was a major strain on the community for years. I have had similar experience with properties in the heart of downtown Billings, MT, St Louis, MO, Buffalo, NY, Orangeburg, SC and others with many of them still on the market today. Buyers of these properties are rare, and good buyers that have long standing relationships with the community are exceptionally rare. I believe the city has found an exceptionally rare buyer for the AT&T building in Coram Deo Academy.

I urge you to consider the long-term value this project can bring to our community. As a business that has proudly operated in this city for over 20 years, we have consistently demonstrated our commitment to being a respectful and responsible neighbor. We have built strong relationships within the community, contributed to the local economy, and upheld the values that make this city a desirable place to live and work. This rezoning proposal is a continuation of that commitment. It represents not just an investment in a building, but an investment in the city’s future—a future that honors its past while embracing new opportunities. We respectfully ask for your support in making this next chapter possible.

Respectfully,

**Tim Millage**

Chief Financial Officer **LEE ENTERPRISES**

4600 E 53<sup>rd</sup> Street Davenport, IA, 52807

## Werderitch, Matt

---

**From:** David Nelson [REDACTED]  
**Sent:** Wednesday, July 30, 2025 5:24 PM  
**To:** Berkley, Laura; Werderitch, Matt  
**Subject:** [EXT] Support for Coram Deo Academy Re-zoning

**Categories:** Green Category

**ATTENTION: This is an external email.**

Laura & Matt -

As a parent and resident of Le Claire, I'm writing in full support of Coram Deo Academy's proposed rezoning at 5348 Elmore Circle. I believe this project is an economic and civic win for Davenport.

The CDA vehicle traffic of only ~200 vehicles even at full capacity is a drop in the bucket compared to the ~40,000 daily average on 53rd Street. Yet, the families behind those cars are consistent patrons who stop for gas, lunch and retail shopping—five days a week, twice a day. That's a quiet but reliable economic activity for nearby businesses in the corridor.

With respect to Elmore Circle specifically, it is virtually empty at the morning drop off times, as most all immediately adjacent businesses do not open until after 9am. Pickup time falls during the dining lull between lunch and dinner and is also a relatively quiet time on Elmore Circle.

As you are aware, in today's climate, few are interested in taking on a multi-million dollar project and all that it entails. Abandoned retail and office space is abound, and this initiative is the most realistic option to breathe new life into this parcel to maintain and build upon efforts that support the broader comprehensive plan.

Approving this is not just about education—it's about revitalization, smart land reuse, and community growth. Please support the rezoning. Davenport stands to gain far more than it gives up.

Thanks for reading.

Sincerely,  
David Nelson  
Le Claire, IA



## Werderitch, Matt

---

**From:** Palmer, Ben [REDACTED]  
**Sent:** Wednesday, July 30, 2025 4:27 PM  
**To:** Berkley, Laura; Werderitch, Matt  
**Subject:** [EXT] Support for Rezoning – 5348 Elmore Circle

**Categories:** Green Category

**ATTENTION: This is an external email.**

Dear Laura and Matt,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center at 5348 Elmore Circle to allow Coram Deo Academy (CDA) to relocate and expand its educational mission.

CDA has a proven track record of contributing positively to the community and would bring renewed vitality to a property that has sat idle for years. The location is ideal—central to the Quad Cities and well-positioned near major corridors, minimizing traffic impact.

Beyond its educational value for our future professionals, this project represents a significant economic opportunity. The building requires an estimated \$6–10 million in improvements—investment that will stimulate local construction, services, and long-term economic activity in Davenport.

This is a timely opportunity to repurpose a large, underutilized facility in a way that benefits families, supports local business, and aligns with the city's long-term development goals. I encourage you to approve the rezoning request and help bring new life to this part of Davenport. Thank you for your time and consideration in this matter.



**Ben Palmer**

Vice President Procurement and Logistics | Tri-City Group

6225 N Brady St Davenport, IA 52806  
[www.tricitygroup.com](http://www.tricitygroup.com)



The information contained in this communication is confidential, private, or otherwise privileged and is intended for the use of the addressee. Unauthorized use, disclosure or copying is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately at 563.322.7181.

# Letter of Support for Rezoning 5348 Elmore Circle

To Mayor Mike Matson and the Planning and Zoning Committee

Dear Mayor Matson and Members of the Planning and Zoning Committee,

I am writing as a dedicated member of the Davenport business community, the owner of several commercial properties—including Total Solutions, Inc. and Fred's Towing—and, most personally, as a parent of two students at Coram Deo Academy. My wife is also a committed teacher at CDA, giving our family a deep and daily investment in the school's mission and success.

The benefits of allowing Coram Deo Academy to establish itself at 5348 Elmore Circle are significant. Students will come from all over the Quad Cities, ensuring that this site continues to provide access and opportunity for Davenport residents while serving the broader region. Increased activity in the area will benefit neighboring businesses, as families dropping off and picking up students will likely support local shops and services. This renewed energy will help revitalize a part of town that has, in recent times, faced challenges such as squatters occupying the parking lot.

Supporting educational initiatives like Coram Deo Academy not only enriches our community, but also stimulates growth and vibrancy throughout the surrounding area. An institution devoted to high-quality education attracts families, generates jobs, and fosters a sense of civic pride, while making the most of Davenport's existing resources.

This proposed rezoning reflects my vision for a dynamic and forward-thinking Davenport. I am confident that Coram Deo Academy will continue to serve as a valuable asset to our city, offering exceptional educational opportunities and strengthening our neighborhoods. As both a business owner and a parent, I have seen firsthand the positive economic and social impact that a thriving school can bring to a community.

I respectfully urge you to approve the rezoning of 5348 Elmore Circle in support of Coram Deo Academy's mission and our shared vision for a thriving Davenport.

Thank you for your time and for your dedication to the future of our community.

Sincerely,

Aaron Tennant

Owner, Total Solutions, Inc. & Fred's Towing

Parent of CDA students

Spouse of a CDA teacher

Davenport, IA

## Werderitch, Matt

---

**From:** Jeremy Tatman [REDACTED]  
**Sent:** Monday, August 4, 2025 12:16 PM  
**To:** Berkley, Laura; Werderitch, Matt  
**Cc:** Grady Adkins  
**Subject:** [EXT] Coram Deo Academy

**ATTENTION: This is an external email.**

To Whom It may Concern,

My name is Jeremy Tatman. I own the Chick-fil-A on 53<sup>rd</sup> and Elmore. I hoped to be at the rezoning commission meeting tomorrow, but I will be out of town and will not arrive in time.

I still wanted to share my thoughts, specifically around traffic. Having been at this location for over 17 years and gone through the last street repairs in front of my business, I wanted to share that I do not have any concerns for additional traffic caused by the school. The time school starts may even bring additional business to me and other businesses in the area. Similarly, the time school ends is before the normal traffic increase we see around 4pm. I do not have any concerns that the school will make our busy intersection worse. I have driven through the lot a few times and feel very comfortable with the additional traffic.

Additionally, I think the school will add to our Davenport community! This building has been empty for the last 5 years. I would love to see another great organization bringing life and traffic to the area.

Thanks for considering and please let me know if you have any questions. I can be reached anytime at 832-640-7642.

Jeremy Tatman

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                  |  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|------------------|--|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Adult Use                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | S   | S   |      |    |    |    | Sec. 17.08.030.A |  |
| Agriculture                                  |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    |                  |  |
| Amusement Facility - Indoor                  |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                  |  |
| Amusement Facility - Outdoor                 |     |     |     |     |      |       |     |     |     | S   | S   |      |     |     | S   | P   |     | S    |    |    |    |                  |  |
| Animal Care Facility - Large Animal          |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    |                  |  |
| Animal Care Facility - Small Animal          |     |     |     |     |      |       | S   | S   | P   | P   | P   |      | S   | S   | P   | P   |     | P    | P  |    |    | Sec. 17.08.030.B |  |
| Animal Breeder                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.B |  |
| Art Gallery                                  |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Arts and Fitness Studio                      |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Bar                                          |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Bar – Neighborhood                           |     |     |     |     |      |       |     | P   |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.C |  |
| Bed and Breakfast                            | S   | S   | S   | S   | S    |       | S   |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.D |  |
| Billboard                                    |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     |     |     | P   | P    |    |    |    | Sec. 17.08.030.E |  |
| Body Modification Establishment              |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   |     | P   |     |     | P    |    |    |    |                  |  |
| Broadcasting Facility TV/Radio               |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                  |  |
| Campground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | P  |    | Sec. 17.08.030.F |  |
| Car Wash                                     |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | S   |     |     | P    |    |    |    | Sec. 17.08.030.G |  |
| Casino                                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     | P   |     |     |      |    |    |    |                  |  |
| Cemetery                                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Children's Home                              |     |     |     |     | P    |       |     |     | P   | P   |     |      |     |     | P   |     |     | S    |    |    | P  | Sec. 17.08.030.H |  |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Community Center                             | P   | P   | P   | P   | P    |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    | P  | P  | P  |                  |  |
| Community Garden                             | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P  | P  | P  | Sec. 17.08.030.I |  |
| Conservation Area                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  | P  |    |                  |  |
| Country Club                                 |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Cultural Facility                            |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    | P  | P  |                  |  |
| Day Care Center                              |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | S   |     | P    |    |    | P  | Sec. 17.08.030.J |  |
| Day Care Home                                | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.J |  |
| Drive-Through Facility                       |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   | P   |      |    |    |    | Sec. 17.08.030.K |  |
| Drug/Alcohol Treatment Facility, Residential |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Drug Treatment Clinic                        |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Domestic Violence Shelter                    |     |     |     |     | P    |       |     | P   | P   | P   |     |      |     |     | P   |     |     | P    |    |    | P  | Sec. 17.08.030.H |  |
| Dwelling - Accessory Dwelling Unit           | P   | P   | P   | P   |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.M |  |
| Dwelling - Manufactured Home                 |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      | S  |    |    | Sec. 17.08.030.N |  |

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                  |  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|------------------|--|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Dwelling - Multi-Family                      |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |    |    |    | Sec. 17.08.030.O |  |
| Dwelling - Townhouse                         |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Single-Family                     | P   | P   | P   | P   | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Single-Family Semi-detached       |     | P   | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (New Construction)     |     |     | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (Conversion)           |     |     |     |     | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |    |    |    | Sec. 17.08.030.P |  |
| Educational Facility - Primary or Secondary  | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    | P  |                  |  |
| Educational Facility - University or College |     |     |     |     |      |       |     |     |     | P   | P   | P    | P   |     | P   |     |     |      |    |    | P  |                  |  |
| Educational Facility - Vocational            |     |     |     |     |      |       | S   | S   | S   | P   | P   | P    | P   | S   | P   | P   | P   | P    |    |    | P  |                  |  |
| Equine Keeping/Equestrian Facility           | P   |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P  |    |    | Sec. 17.08.030.Q |  |
| Fairground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | S  | P  |                  |  |
| Financial Institution                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |    |    |    |                  |  |
| Financial Institution, Alternative           |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | P    |    |    |    | Sec. 17.08.030.R |  |
| Food Bank                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | P    |    |    |    |                  |  |
| Food Pantry                                  |     |     |     |     |      |       |     |     | P   | S   |     |      |     |     | S   |     |     | S    |    |    |    |                  |  |
| Funeral Home                                 |     |     |     |     |      |       | S   | S   | S   | P   |     |      |     |     | P   |     |     | P    |    |    |    |                  |  |
| Gas Station                                  |     |     |     |     |      |       |     | S   | P   | P   | S   |      |     |     | P   | P   | P   | P    |    |    |    | Sec. 17.08.030.S |  |
| Golf Course/Driving Range                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    | P  |    |                  |  |
| Government Office/Facility                   |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    | P  | P  |                  |  |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD     |  |
| Greenhouse/Nursery - Retail                  |     |     |     |     |      |       |     |     |     | P   |     |      |     |     | P   |     |     | P    | S  |    |    |                  |  |
| Group Home                                   | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.T |  |
| Halfway House                                |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Healthcare Institution                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    | P  |                  |  |
| Heavy Rental and Service                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   |     | P    |    |    |    |                  |  |
| Heavy Retail                                 |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | P   |     | P    |    |    |    |                  |  |
| Homeless Shelter                             |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |    |    | S  | Sec. 17.08.030.L |  |
| Hotel                                        |     |     |     |     |      |       |     |     | P   | P   | P   | P    | P   | S   | P   |     |     | P    |    |    |    |                  |  |
| Industrial - General                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | P   |      |    |    |    |                  |  |
| Industrial - Light                           |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   | P    |    |    |    |                  |  |
| Industrial Design                            |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   |     | P   | P   | P   | P    |    |    |    |                  |  |
| Live Performance Venue                       |     |     |     |     |      |       |     |     |     | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                  |  |

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |  |
|---------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|-------------------|--|
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Lodge/Meeting Hall                                | S   | S   | S   | S   | S    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  |    |    | Sec. 17.08.030.U  |  |
| Manufactured Home Park                            |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |  |
| Medical/Dental Office                             |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |    |    | P  |                   |  |
| Micro-Brewery/Distillery/Winery                   |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                   |  |
| Neighborhood Commercial Establishment             |     | S   | S   | S   | S    |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    | Sec. 17.08.030.V  |  |
| Office                                            |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                   |  |
| Outdoor Dining                                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  | Sec. 17.08.030.W  |  |
| Parking Lot (Principal Use)                       |     |     |     |     |      |       |     | S   | S   | S   | S   | S    | S   | S   | S   | P   | S   | S    |    |    | P  | Chapter 17.10     |  |
| Parking Structure (Principal Use)                 |     |     |     |     |      |       |     | S   | S   | P   | P   | P    | S   | S   | P   |     |     | P    |    |    | P  | Chapter 17.10     |  |
| Personal Service Establishment                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |    |    | P  |                   |  |
| Place of Worship                                  | P   | P   | P   | P   | P    |       | S   | S   | P   | P   | P   |      | P   | P   | P   | P   |     |      | P  |    | P  |                   |  |
| Private Recreation Facility                       |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |    |    | P  |                   |  |
| Public Park                                       | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P  | P  | P  |                   |  |
| Public Safety Facility                            |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  |                   |  |
| Public Works Facility                             |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     |     | P   | P    | P  | P  |    | P                 |  |
| Reception Facility                                | S   | S   | S   | S   |      |       | S   | S   | S   | P   | P   |      | S   | S   | P   |     |     | P    | S  |    |    | Sec. 17.08.030.X  |  |
| Recreational Vehicle (RV) Park                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  | S  |    | Sec. 17.08.030.F  |  |
| Research and Development                          |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     |     | P   | P    | P  |    | P  |                   |  |
| Residential Care Facility                         |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   |     | P   | P   |     | P    |    |    | P  | Sec. 17.08.030.Y  |  |
| Restaurant                                        |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    | P  | P  |                   |  |
| Retail Goods Establishment                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |    |    | P  |                   |  |
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Retail Alcohol Sales                              |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   |     |      |    |    |    |                   |  |
| Retail Sales of Fireworks                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    | Sec. 17.08.030.Z  |  |
| Salvage Yard                                      |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | S   |      |    |    |    |                   |  |
| Self-Storage Facility: Enclosed                   |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | P   | P   | P   | P    |    |    |    | Sec. 17.08.030.AA |  |
| Self-Storage Facility: Outdoor                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |    |    |    | Sec. 17.08.030.AA |  |
| Social Service Center                             |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   |     |     | P    |    |    | P  |                   |  |
| Solar Farm                                        |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   |      | S  |    | P  | Sec. 17.08.030.BB |  |
| Specialty Food Service                            |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   | P   | P   | P   |     | P    |    |    |    |                   |  |
| Storage Yard - Outdoor                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    | Sec. 17.08.030.CC |  |
| Truck Stop                                        |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    |                   |  |
| Vehicle Dealership - Enclosed                     |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |    |    |    |                   |  |
| Vehicle Dealership - With Outdoor Storage/Display |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |    |    |    |                   |  |



P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |    |    |    |                   |  |
|------------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|----|----|----|-------------------|--|
| PRINCIPAL USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Vehicle Operation Facility                           |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    | P  |                   |  |
| Vehicle Rental - Enclosed                            |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |    |    |    |                   |  |
| Vehicle Rental - With Outdoor Storage/Display        |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |    |    |    |                   |  |
| Vehicle Repair/Service - Major                       |     |     |     |     |      |       |     |     |     | S   |     |      |     |     |     | P   | P   | S    |    |    |    | Sec. 17.08.030.DD |  |
| Vehicle Repair/Service - Minor                       |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   | P   | P   | S    |    |    |    | Sec. 17.08.030.DD |  |
| Warehouse                                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |    |    |    |                   |  |
| Wholesale Establishment                              |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |    |    |    |                   |  |
| Wind Energy System                                   |     |     |     |     |      |       |     |     |     |     |     | S    |     |     |     | S   | S   |      | S  |    | S  | Sec. 17.08.030.EE |  |
| Wine Bar                                             |     |     |     |     |      |       |     | S   | P   | P   | P   |      | P   | P   | P   |     |     | P    |    |    |    |                   |  |
| Winery                                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S  |    |    |                   |  |
| Wireless Telecommunications                          | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S  | S  | S  | Sec. 17.08.030.FF |  |
| Wireless Telecommunications - Stealth Design Antenna | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  | Sec. 17.08.030.FF |  |
| Wireless Telecommunications - DAS Co-Location        | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P  | P  | P  | Sec. 17.08.030.FF |  |
| Wireless Telecommunications - DAS New Pole           | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S  | S  | S  | Sec. 17.08.030.FF |  |
| TEMPORARY USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | AG | OS | IC | USE STANDARD      |  |
| Farmers' Market                                      |     |     |     |     | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   |     |     | T    | T  | T  | T  | Sec. 17.08.040.A  |  |
| Real Estate Project Sales Office/Model Unit          | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    |    |    | T  | Sec. 17.08.040.B  |  |
| Temporary Cell On Wheels (COW)                       | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.C  |  |
| Temporary Contractor Office and Contractor Yard      | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.D  |  |
| Temporary Outdoor Entertainment                      | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T  | T  | T  | Sec. 17.08.040.E  |  |
| Temporary Outdoor Sales (No Fireworks Stand)         | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T  |    | T  | Sec. 17.08.040.F  |  |
| Temporary Outdoor Sales - Fireworks Stand Only       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | T   | T   |      |    |    |    | Sec. 17.08.040.G  |  |
| Temporary Outdoor Storage Container                  | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T  | T  | T  | Sec. 17.08.040.H  |  |

## Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**9/17/2025**

Subject:

Second Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Recommendation:

Consider the Ordinance.

Background:

### **Request**

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See attached Campus Master Plan for more information.

### **Zoning**

St. Ambrose University is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within the boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates

regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

### **Why is a land use plan required?**

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

St. Ambrose University's previous campus master plan was approved in 2012. Since that time, the University has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated campus master plan has been prepared and formally submitted to the City for review and approval.

### **Plan and Zoning Commission Recommendation**

At its August 19, 2025 meeting, the Plan and Zoning Commission recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

### **Findings**

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

### **Conditions**

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

The staff report from the August 19, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application & Campus Master Plan
4. Maps
5. COW Public Hearing Meeting Notice
6. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
7. Neighborhood Meeting Sign-In Sheet 8-4-25
8. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
9. Neighborhood Meeting Sign-In Sheet 3-6-25
10. Public Comment

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE FOR CASE ORD25-01 BEING THE REQUEST OF ST. AMBROSE UNIVERSITY TO AMEND THE CAMPUS LAND USE PLAN, BOUNDED BY HARRISON STREET, WEST LOCUST STREET, BROWN STREET, AND LOMBARD STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby subject to the adopted land use plan in Case ORD25-01. The property has the following legal description:

Part of the South Half of Section 23, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Real property located within the boundaries of Harrison Street, West Locust Street, Brown Street, and Lombard Street. Said property contains 53.2 acres, more or less.

Section 2. That the following findings and conditions are hereby imposed upon said ordinance:

### **Findings**

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

### **Conditions**

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Section 3. At its August 19, 2025 meeting, the City Plan and Zoning Commission voted to forward Case ORD25-01 to the City Council with a recommendation for approval subject to the listed findings and conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**8/19/2025**

Subject:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Recommendation:

Staff recommends Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Background:

**Project Update:**

The Plan and Zoning Commission held a public hearing at its March 18th meeting. At the request of St. Ambrose University, the Commission voted to table the public hearing for a later meeting date. The purpose was to make amendments to the Campus Master Plan that mitigate concerns raised during the neighborhood meeting.

After reviewing comments made during the first public hearing, St. Ambrose University



submitted a revised Campus Master Plan. As a result, city staff mailed a second public notice to property owners within 500 feet of the campus notifying them of the August 4th neighborhood meeting and August 5th Plan and Zoning Commission public hearing. The purpose is to provide additional opportunities for the community to review the revised plan and offer feedback.

**Request:**

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See attached Campus Master Plan for more information.

**Zoning:**

St. Ambrose University is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within the boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

**Why is a land use plan required?**

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

St. Ambrose University's previous campus master plan was approved in 2012. Since that time, the University has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated campus master plan has been

prepared and formally submitted to the City for review and approval.

### **Comprehensive Plan:**

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

### **Future Land Use Designation:**

The subject property is currently designated as Civic and Institutional in the Davenport +2035 Future Land Use Map.

1. **Civic and Institutional:** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

### **Approval Standards for Map Amendments (Chapter 17.14.040)**

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

#### **1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

- Staff Response: The campus, bounded by Harrison Street, Lombard Street, Brown Street, and Locust Street, is designated as Civic and Institutional in the Davenport +2035 Land Use Plan. This land use category facilitates the growth and development of large educational institutions, such as St. Ambrose University. The applicant submitted a revised campus master plan that remains within the confines of the Civic and Institutional boundaries identified on the Future Land Use Map. Major modifications to the existing campus include a new academic building north of McMullen Hall, an improved campus entrance at Rogalski Drive, outdoor recreational facilities, expanded parking areas, and enhanced greenspaces. These alterations are consistent with the land uses needed to support the on-campus student population as well as faculty and visitors traveling from throughout the Quad Cities metropolitan area.
- It is staff's opinion that the proposed land use plan amendment is consistent with the Comprehensive Plan and adopted land use policies.

#### **2. The compatibility with the zoning of nearby property.**

- Staff Response: The following zoning districts about St. Ambrose University:
  - North: R-4C Single-Family & Two-Family Central Residential District
  - South: R-4C Single-Family & Two-Family Central Residential District, C-T Commercial Transitional District, and C-1 Neighborhood Commercial District
  - East: R-4C Single-Family & Two-Family Central Residential District and C-1 Neighborhood Commercial District
  - West: R-4C Single-Family & Two-Family Central Residential District

- The approximately 53.2-acre campus is situated at the intersection of two major thoroughfares in the City. The properties surrounding the intersection of Harrison Street and Locust Street are predominantly zoned C-1 Neighborhood Commercial District. Principal land uses in this area include retail goods establishments, restaurants, gas stations, financial institutions, and the offices for the Davenport Community School District.
- However, the college campus is largely bordered by established residential neighborhoods. The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense and centrally located housing stock. The purpose of the land use plan is to ensure that any new development is sympathetic and complementary to the character of the surrounding neighborhood.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. The City recognizes that universities may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- It is staff's opinion that the proposed land use plan amendment is appropriate for an 'Educational Facility-University or College'.

### **3. The compatibility with established neighborhood character.**

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a land use plan amendment when there are major modifications in land use, project scale, recreational area, setbacks, and height. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Once approved, the land use plan is effective for a period of ten years. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval.
- The submitted land use plan offers several beautification projects that will enhance the image of the university. St. Ambrose intends to reconfigure West Rogalski Drive to create a main gateway to the campus. An entrance monument will welcome visitors and prospective students that enter the campus from Harrison Street. In addition, several student amenities throughout the grounds will offer opportunities for recreation and socializing. This includes outdoor fire pits, a seated study area north of Christ the King Chapel, new outdoor recreational courts next to the wellness center, and expanded greenspaces throughout campus.
- The campus boundaries will be better defined by the proposed fencing plan. Staff recommend this treatment replicate the brick pillars and black ornamental aluminum fencing already in place on Harrison Street. Incorporating robust landscaping into the design will help better delineate the campus from the abutting neighborhoods. Furthermore, staff believe strategic tree plantings and landscape improvements will strengthen the visual definition of campus edges and enhance the overall aesthetic appeal.
- Significant changes east of Gaines Street include the planned demolition of Davis Hall—constructed in 1927 as the university's first residence hall—to make way for a new academic facility. The decision to raze Davis Hall, which can house over 100 students, is due to its age, overall deterioration, and limited capacity for

renovation. The future 24,800-square-foot building will occupy the same footprint as Davis Hall, maintaining the established building line along the east side of Gaines Street and reinforcing the definition of the campus's interior pedestrian spaces.

- The most significant impact on the neighborhood's character will result from proposed changes within the two blocks between Gaines Street and Brown Street. These blocks contain approximately twenty-one single-family homes, five of which remain in private ownership outside the university's holdings. These lots can continue to be utilized as residences until development occurs. The land use plan does not force the sale of property to the university, rather provides a plan in the event that St. Ambrose does obtain ownership of the properties. The ten-year plan is to acquire the remaining properties and construct an expanded parking lot for students, staff, and visitors. While the removal of established housing may adversely affect neighborhood character, the University anticipates that the additional parking facilities will help alleviate the number of students parking within the adjacent neighborhoods. Furthermore, the university hopes the large greenspace on Gaines Street, south of High Street, will help to soften the visual impact of the expanded parking areas.
- Overall, this plan seeks to enhance the campus's character through the addition of gateway features, clearer campus boundaries, and improved outdoor recreational opportunities. While the demolition of Davis Hall will alter a historic element of the campus, the new academic building provides an opportunity to strengthen the campus's character and contribute to a more vibrant and modern built environment.
- Staff find that the proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood, representing a notable change to the surrounding context.

**4. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

1. Staff Response: The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
2. During the neighborhood meeting, concerns were raised regarding the proposed outdoor recreational amenities and its impact on the neighbors directly north of Lombard Street. St. Ambrose indicated that the sports courts are only available to students, not the public. Therefore, the university can better manage the hours and behaviors occurring on-site. The campus is also monitored by twenty-four-hour security and has enforcement procedures in place to address any nuisance activity. The courts will be enclosed with a fence and access can be restricted outside regulated quiet hours.
3. Throughout the planning process, the public has expressed concerns regarding the location, accessibility, and quantity of on-campus parking. The existing campus provides 1,695 parking stalls. Under the proposed land use plan, the majority of spaces will be retained in their current locations and configurations, with any loss supplemented by new facilities between Gaines Street and Brown

Street. Upon full implementation, the plan will result in a net gain of 160 stalls, for a total of 1,758. Property owners north of Lombard Street have reported that students frequently park in the surrounding neighborhood rather than on campus. To address this issue, St. Ambrose University has assured that no existing parking will be removed until an equivalent number of new stalls has been constructed.

4. Homeowners within the IC Institutional Campus Zoning District expressed concern over the scale of the proposed parking lot west of Gaines Street, particularly the portions shown over their existing property. The university clarified that the western parking facility is part of a long-term plan to acquire the remaining lots as they become available, emphasizing that it does not intend to displace residents. Instead, the institution will approach property owners when they choose to sell. Once the two blocks are fully acquired, existing structures will be removed to allow for the development of the parking lots.
  5. While the IC Institutional Campus District is not bound by the minimum off-street parking requirements outlined in the Zoning Ordinance, staff believe there is adequate parking on the campus to accommodate the change in traffic patterns. Per the Zoning Ordinance, the minimum off-street parking requirement for a university is two stalls per classroom, plus two stalls per office, plus one stall per four students at maximum enrollment. Given the current enrollment of 2,518 students, staff believe the site's 1,758 parking stalls are sufficient.
  6. Staff believe the proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
- Staff Response: The boundaries of the land use plan are presently zoned IC Institutional Campus District. Davenport's Zoning Ordinance permits the following proposed principal uses in the IC District: 'Educational Facility - University or College', 'Office', 'Parking Lot (Principal Use)', and 'Private Recreation Facility'.
  - 'Educational Facility - University or College' is defined as "a facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."
  - The City Council's adoption of the land use plan provides St. Ambrose University with the flexibility to pursue development that aligns with adopted land use policies. Staff believe the proposed land use plan alternative is well-suited to accommodate the principal uses permitted within the IC Institutional Campus District.
6. **The extent to which the proposed amendment creates nonconformities.**
- Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution

above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

- The existing 53.2-acre campus conforms with the IC District Dimensional standards for minimum lot area and width requirements. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The development of a new academic building, outdoor recreational area, and expanded parking lot are considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that redeveloping the site as outlined in the land use plan will not create any new nonconformities.

### **Public Input:**

Prior to submittal of the modification request, St. Ambrose University notified recognized neighborhoods and organizations. Letters were then sent to property owners within 500 feet of the proposed request notifying them of the March 6th neighborhood meeting and the March 18th Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The March 6th neighborhood meeting was held on campus in the Rogalski Center Ballroom. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and approximately 15 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Timeline and phasing of development.
2. Location of the future performing arts center in the Rogalski Center parking lot.
3. Construction and placement of a future academic building on Gaines Street.
4. Demolition of homes for an expanded parking lot west of Gaines Street.
5. Location and total number of parking spaces.
6. Concern with the loss of parking on the eastside of campus, which may result in additional vehicles parking in the neighborhood north of Lombard Street.
7. Traffic impacts on adjacent residential streets.
8. Location and number of parking spaces.
9. Request for a more detailed plan, including operations, traffic, and lighting.
10. Noise pollution generated by the Wellness and Recreation Center's mechanical equipment. Concern future buildings will generate additional noise that can be heard in the nearby neighborhood.

Since St. Ambrose University made amendments to the land use plan, a second neighborhood meeting was held on August 4th in the Rogalski Center Ballroom. The purpose of the meeting was to outline the proposed revisions to the campus plan to abutting property owners. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, ward alderperson and approximately 10 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Removal of the Performing Arts Center.
2. Retention of parking on the eastside of campus.

3. Outdoor recreational amenities (quiet hours, security, access, noise mitigation)
4. Parking extending into the abutting neighborhood.
5. Stormwater management.
6. Impact on existing homeowners west of Gaines Street.
7. Improving Gaines Street pavement and cross walks.
8. Lighting plan and impacts on the surrounding neighborhood.

Staff will apprise the Commission of any additional correspondence at the August 19th Plan and Zoning Commission meeting.

Attachments:

1. Application & Campus Master Plan
2. Maps
3. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
4. Neighborhood Meeting Sign-In Sheet 8-4-25
5. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
6. Neighborhood Meeting Sign-In Sheet 3-6-25
7. Public Comment



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46th ST  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**REZONING**  
(MAP AMENDMENT)

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|----------------|-----------|----------------|
|                |           |                |

PROJECT TITLE  
**St. Ambrose University Master Plan**

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION  
**518 W. Locust Street, Davenport, Iowa 52803**

NEIGHBORHOOD MEETING DATE / TIME / LOCATION  

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

| ZONING DISTRICTS | EXISTING | PROPOSED | SQ. AREA   |
|------------------|----------|----------|------------|
|                  | S-IC     | S-IC     | 52.5 acres |

| COMPLETE SUBMITTALS SHALL INCLUDE:                                                              | SUBMITTED                           |
|-------------------------------------------------------------------------------------------------|-------------------------------------|
| Concept/Development Plan                                                                        | <input checked="" type="checkbox"/> |
| Authorization to Act as Applicant*<br>*only needed if the Applicant is different than the owner | <input type="checkbox"/>            |
| Legal Description* (bearing & distance)<br>* shall include a MS Word or Text file               | <input checked="" type="checkbox"/> |
| Legal Description Dimensioned Sketch                                                            | <input checked="" type="checkbox"/> |
| Application Fee* (REQUIRED)<br>* (check payable to 'City of Davenport')                         | <input checked="" type="checkbox"/> |

| Rezoning Fee Schedule   |                        |
|-------------------------|------------------------|
| Land Area               | Fee                    |
| Less than 1 acre        | \$400                  |
| 1 to less than 10 acres | \$750 plus \$25/acre   |
| 10 acres or more        | \$1,000 plus \$25/acre |

1 to 3 site notice signs are required based on lot size; \$10 each

**APPLICANT INFORMATION**

Applicant Name | Company Name  
**St. Ambrose University**

Address  
**518 W. Locust Street**

City | State | Zip  
**Davenport, Iowa 52803**

Phone  
**(563) 333-6259**

Secondary Phone  
**(563) 333-6000**

E-Mail Address  
**[REDACTED]**

**Acceptance of Applicant**  
I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

**Christopher Waugh**

Type Applicant's Name

**Christopher D. Waugh** **12-18-2024**  
Applicant's Signature Date

**DEVELOPMENT TEAM**

**Property Owner**  
**St. Ambrose University**

Address  
**518 W. Locust Street, Davenport, Iowa 52803**

Phone  
**(563) 333-6259**

Secondary Phone  
**(563) 333-6000**

E-Mail Address  
**[REDACTED]**

**Project Manager/Other**  
**Christopher Waugh**

Address  
**518 W. Locust Street, Davenport, Iowa 52803**

Phone  
**(563) 333-6329**

Secondary Phone

E-Mail Address  
**[REDACTED]**

**PROJECT NARRATIVE:** (submit separate sheet if needed)  
**See attached.**

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any questions or requests for additional information.



# Neighborhood Meeting Attendance List

Date: Oct 9, 2024

Time: 6:30 pm

Location: SAM Rogalski Ctr

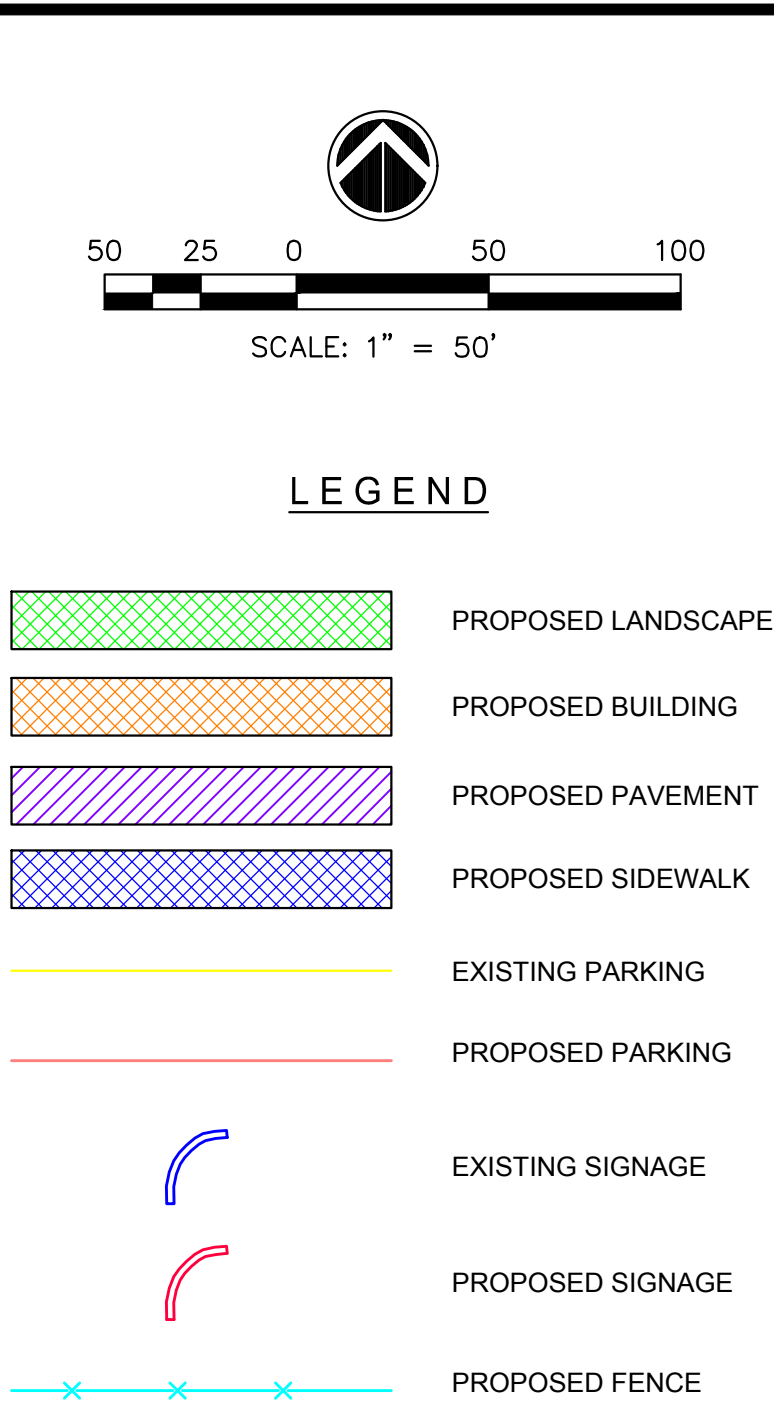
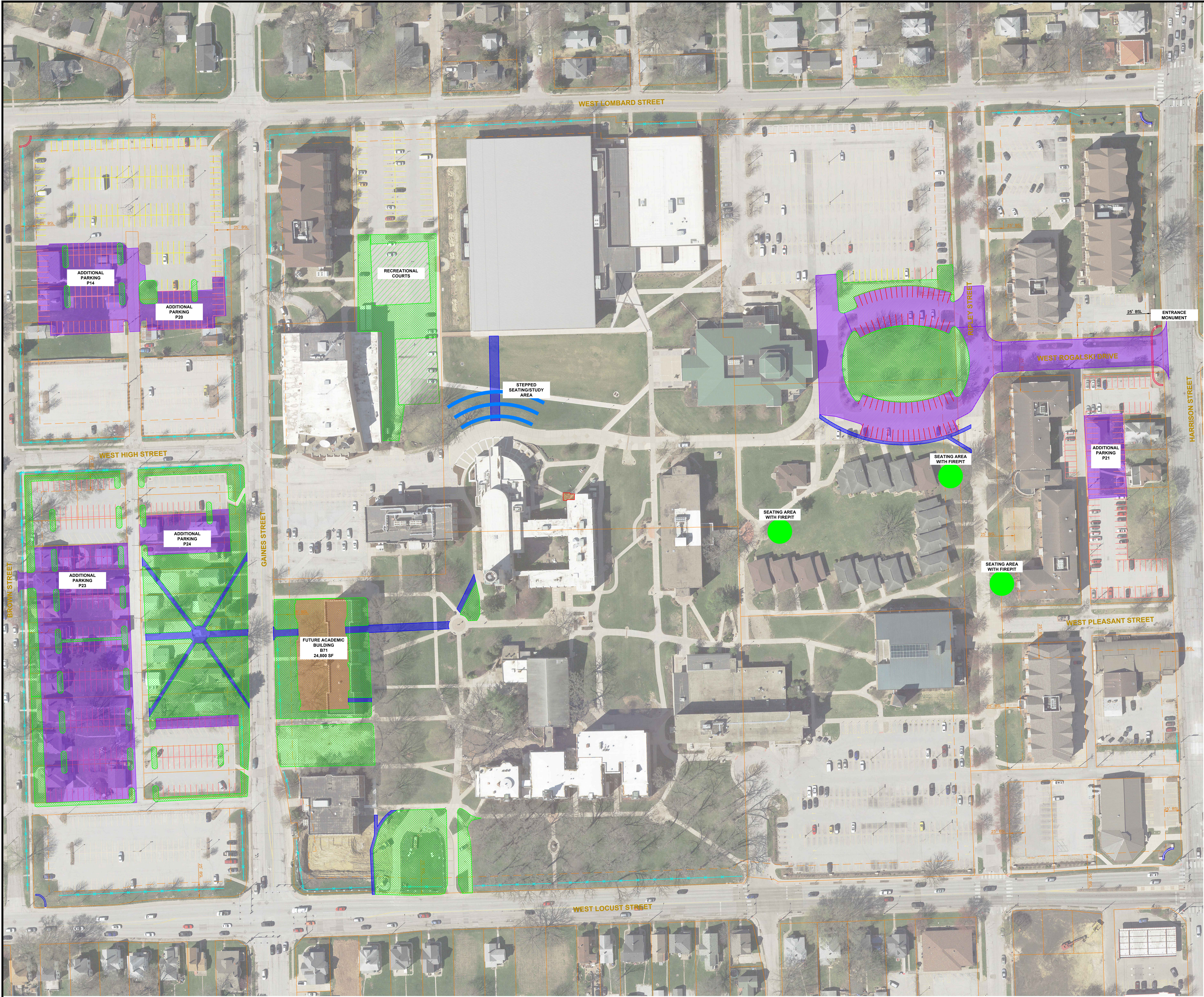
Case:

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

|    | NAME             | EMAIL:                          | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|------------------|---------------------------------|-------------------|--------------------------------------|
| 1  | Jen Walker       | jenboyle1818@gmail.com          | 503-650-2812      |                                      |
| 2  | Matt Werderitch  | matt.werderitch@davenportwa.com | 503-888-2221      |                                      |
| 3  | Ann Schwickerath | ann@projectrenewal.net          | 503-324-0800      |                                      |
| 4  | BRIAN KRAMER     | BRIAN@HILLTOPCLANAVILLAGE.ORG   |                   |                                      |
| 5  | RONNIE CONEY     | G200DK@GMAIL.COM                | 369 782 9677      | 2116 N. MAIN ST. DPT. 52803          |
| 6  |                  |                                 |                   |                                      |
| 7  |                  |                                 |                   |                                      |
| 8  |                  |                                 |                   |                                      |
| 9  |                  |                                 |                   |                                      |
| 10 |                  |                                 |                   |                                      |
| 11 |                  |                                 |                   |                                      |
| 12 |                  |                                 |                   |                                      |
| 13 |                  |                                 |                   |                                      |
| 14 |                  |                                 |                   |                                      |
| 15 |                  |                                 |                   |                                      |
| 16 |                  |                                 |                   |                                      |
| 17 |                  |                                 |                   |                                      |
| 18 |                  |                                 |                   |                                      |
| 19 |                  |                                 |                   |                                      |
| 20 |                  |                                 |                   |                                      |
| 21 |                  |                                 |                   |                                      |
| 22 |                  |                                 |                   |                                      |
| 23 |                  |                                 |                   |                                      |
| 24 |                  |                                 |                   |                                      |
| 25 |                  |                                 |                   |                                      |



Sunday, July 13, 2025 5:46:07 PM  
G:\2024\24004440.00\DESIGN\DWG\C3D\PROJECT-1 LAND USE PLANNING



- GENERAL NOTES**
1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
  2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.
  3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

| REVISIONS |             | DATE |
|-----------|-------------|------|
| No.       | DESCRIPTION |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |



ST. AMBROSE UNIVERSITY IC  
DAVENPORT, IOWA  
LAND USE PLAN

|                                         |
|-----------------------------------------|
| IMEG Project No:<br>24004440.00         |
| File Name:<br>C-1 LAND USE PLAN.dwg     |
| © COPYRIGHT 2025<br>ALL RIGHTS RESERVED |
| Field Book No:####                      |
| Drawn By: KCK                           |
| Checked By: AEK                         |
| Date: 7/24/2025                         |
| C-1                                     |
| Sheet 2 of 8                            |



## **Amendment Required**

To ensure St. Ambrose University ("the University") is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Davenport City Council for its review and approval. Because this plan differs from previously approved plans, an amendment is required.

The major amendments to the IC include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus.

## **Current Situation**

### **General:**

The University is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa, on a tract of approximately 49.0 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west, but the University owns most of the houses and property between Gaines and Brown Streets.

### **University Buildings:**

The University's main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

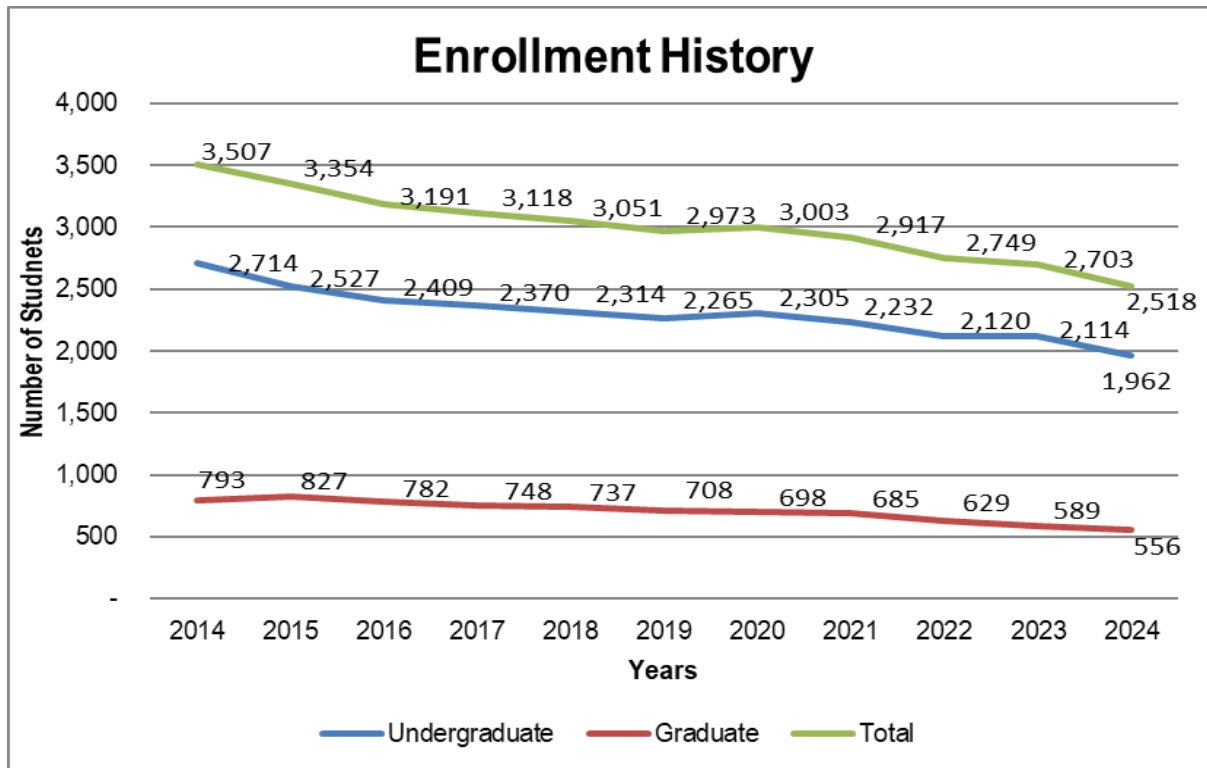
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rohlman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, fieldhouse, weight rooms, fitness areas, locker rooms, classrooms and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (199 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (125 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- Folwell Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kreiter Hall (south of Locust Street) – Houses administrative offices

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

### Enrollment:

The University's enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



The University has plans to reverse this trend and is implementing initiatives to increase enrollment by 300 students in the next two to three years. The plan is to increase enrollment by 100 undergraduate students, 100 graduate students and 100 adult students.

### Student Housing:

The University's residence halls hold 1,641 students in the fall of 2024. This includes 78 beds located in off-campus houses. In fall 2024, 1,257 students were housed on campus, or 50.0% of the total undergraduate population. The occupancy rate was 76.4% in the fall of 2024.

**Parking:**

In the fall of 2024, the University has 1,598 main campus parking spaces. Counting the 97 spaces at the St. Vincent's Center on West Central Park (not including the parking for the athletic facilities) the University has a total of 1,695 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD Building on Pleasant Street.

**Campus Facilities Master Plan**

The University hired RDG Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

**Facility Needs:**

- Renovate the cafeteria on the first floor of Cosgrove Hall
- Renovate the 1<sup>st</sup> floor of Hayes Hall, and add a new elevator tower to make the building fully accessible
- Partial renovation of the library into a learning commons
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building
- New Academic Building
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus

**Campus Improvements:**

- Outdoor spaces – Mix of active and passive recreation and gathering spaces
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street
- New campus entry at Rogalski Drive – The Rogalski Center will become the new “front door” of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus
- Pedestrian mall enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

**Required Information****Completed Application:**

See Appendix I

**Boundary Survey:**

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University would like to include in the IC is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets not owned by the University.

### **Drawing of the Development:**

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

### **Number of Gross Acres in the Project**

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.0.

### **Existing and Proposed Parking Spaces**

The University has 1,695 available parking spots in the fall of 2024. The proposed changes to campus will utilize the majority of the existing parking stalls and will supplement them with new parking mostly added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below:

| #                          | Initiative                                        | Spaces       |
|----------------------------|---------------------------------------------------|--------------|
| Main Campus Parking Spaces |                                                   | 1598         |
| 1                          | Elimination of St. Michael's Circle               | (12)         |
| 2                          | Lower Galvin Parking Loss (new recreation courts) | (75)         |
| 3                          | Elimination of McMullen Hall Lots                 | (27)         |
| 4                          | New Parking Lots between Gaines and Brown Street  | 238          |
| 5                          | Tiedmann & Hagen Hall Parking Lot                 | 26           |
| 6                          | New Campus Entry at Rogalski                      | 10           |
|                            |                                                   | <u>1,758</u> |

This would generate 160 new parking spots. The University realizes that a certain amount of new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition where no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

### **Parking Ratios**

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lots west of Gaines Street are used by a combination of commuter students, residential students and faculty and staff. This self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For fall 2024, there are 564 Zone One spots available, and 560 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 685 spots available, and 830 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Marquette Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .95 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.

**Existing and Proposed Lot Coverage**

See Appendix III, sheet 7 of 8. The current lot coverage from buildings equals 13.3 acres and is 13.2 acres for parking lots. This currently leaves 22.5 acres that are non-structural (green space). The proposed development plan would have 15.2 acres of buildings, 16.3 acres of parking and 17.5 acres of green space.

**Existing and Proposed Square Footage and Floor Area Ratio of Buildings**

The existing and proposed total square footage and floor area ratio of buildings is as follows:

|                                   | <b>Square<br/>Footage</b> | <b>Floor Area<br/>Ratio</b> |
|-----------------------------------|---------------------------|-----------------------------|
| <b>Existing:</b>                  |                           |                             |
| Ambrose Hall                      | 97,900                    | 24,390                      |
| Higgins Hall                      | 23,400                    | 12,822                      |
| McMullen Hall                     | 40,157                    | 14,176                      |
| Davis Hall                        | 41,600                    | 7,554                       |
| Lewis Hall                        | 35,000                    | 8,601                       |
| Galvin Fine Arts Center           | 75,500                    | 29,615                      |
| McCarthy Hall                     | 58,000                    | 11,620                      |
| Christ the King Chapel/Hayes Hall | 56,920                    | 19,150                      |
| Rohman Hall                       | 49,700                    | 11,100                      |
| PE Center and Lee Lohman Arena    | 45,300                    | 31,884                      |
| Wellness and Recreation Center    | 86,251                    | 69,013                      |
| Rogalski Center                   | 64,400                    | 22,033                      |
| Bechtel Hall                      | 34,400                    | 9,004                       |
| Tiedemann/Hagen Hall              | 87,600                    | 22,977                      |
| Franklin Hall                     | 46,700                    | 12,444                      |
| Physical Plant                    | 8,900                     | 9,174                       |
| Library                           | 58,800                    | 15,129                      |
| Cosgrove Hall                     | 77,600                    | 20,470                      |
| Univeristy Townhouses             | 60,600                    | 17,811                      |
| North Hall                        | 54,200                    | 13,955                      |
| Admissions and Welcome Center     | 7,400                     | 7,400                       |
|                                   | <b>1,110,328</b>          | <b>390,322</b>              |
| <b>Proposed:</b>                  |                           |                             |
| New academic building             | 24,800                    | 12,400                      |
| Lewis Hall demolition             | (35,000)                  | (8,601)                     |
| Davis Hall demolition             | (41,600)                  | (7,554)                     |
|                                   | <b>1,058,528</b>          | <b>386,567</b>              |

### **Existing Land Use and Zoning**

The main campus of the University at 518 West Locust Street is zoned IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-OS Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties, and the commercial areas noted above.

### **Existing and Proposed Services**

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

### **Site Constraints**

See Appendix III, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Additional areas with slopes greater than 10% are in locations on the edge of campus along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainageway that runs from the storm water detention area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to the north and west until it outlets to the city storm system adjacent to McCarthy Hall. This drainageway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found in Appendix III, on sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary as the new structures are designed.

### **Topographical Map**

The general topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will obtain more detailed survey information for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.



## **Existing and Proposed Building Locations**

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

|                                   | Square<br>Footage | Stories | Height<br>(feet) | Gross Floor<br>Area | Uses                            | Built/<br>Renovated |
|-----------------------------------|-------------------|---------|------------------|---------------------|---------------------------------|---------------------|
| <b>Existing:</b>                  |                   |         |                  |                     |                                 |                     |
| Ambrose Hall                      | 97,900            | 4.0     | 48               | 24,390              | Classrooms; offices             | 1882/1974           |
| Higgins Hall                      | 23,400            | 2.0     | 40               | 12,822              | Offices; classrooms             | 1916/1987           |
| McMullen Hall                     | 40,157            | 2.5     | 36               | 14,176              | Classrooms; offices             | 1940/1997           |
| Davis Hall                        | 41,600            | 4.0     | 40               | 7,554               | Residence Hall                  | 1922/1941           |
| Lewis Hall                        | 35,000            | 3.5     | 42               | 8,601               | Classrooms; offices; labs       | 1930/1991           |
| Galvin Fine Arts Center           | 75,500            | 3.0     | 60               | 29,615              | Auditorium; classrooms          | 1969                |
| McCarthy Hall                     | 58,000            | 4.0     | 40               | 11,620              | Classrooms; residence hall      | 2008                |
| Christ the King Chapel/Hayes Hall | 56,920            | 1.0     | 36               | 19,150              | Chapel; offices; classrooms     | 1952/2006           |
| Rollman Hall                      | 49,700            | 4.0     | 40               | 11,100              | Residence Hall                  | 1959/2001           |
| PE Center and Lee Lohman Arena    | 45,300            | 2.0     | 40               | 31,884              | Arena; weightroom; fitness      | 1983                |
| Wellness and Recreation Center    | 86,251            | 2.0     | 40               | 69,013              | Fieldhouse; weight/cardio rooms | 2017                |
| Rogalski Center                   | 64,400            | 2.0     | 36               | 22,033              | Student Services; offices       | 2004                |
| Bechtel Hall                      | 34,400            | 4.0     | 40               | 9,004               | Residence Hall                  | 2004                |
| Tiedemann/Hagen Hall              | 87,600            | 4.0     | 40               | 22,977              | Residence Halls                 | 1996                |
| Franklin Hall                     | 46,700            | 4.0     | 40               | 12,444              | Residence Hall                  | 2005                |
| Physical Plant                    | 8,900             | 1.0     | 16               | 9,174               | Physical Plant Shop             | 1915/1997           |
| Library                           | 58,800            | 3.0     | 36               | 15,129              | Library                         | 1996                |
| Cosgrove Hall                     | 77,600            | 5.0     | 50               | 20,470              | Residence Hall                  | 1969                |
| Univeristy Townhouses             | 60,600            | 2.0     | 24               | 17,811              | Residence Hall                  | 1990                |
| North Hall                        | 54,200            | 4.0     | 40               | 13,955              | Residence Hall                  | 2012                |
| Admissions and Welcome Center     | 7,400             | 1.0     | 15               | 7,400               | Offices                         | 2016                |
| <b>Total</b>                      | <b>1,110,328</b>  |         |                  | <b>390,322</b>      |                                 |                     |
| <b>Proposed:</b>                  |                   |         |                  |                     |                                 |                     |
| New academic building             | 24,800            | 2.0     | 41               | 12,400              | Classrooms; labs; offices       |                     |
| Lewis Hall demolition             | (35,000)          | 2.0     | 45               | (8,601)             |                                 |                     |
| Davis Hall demolition             | (41,600)          |         |                  | (7,554)             |                                 |                     |
|                                   | <u>1,058,528</u>  |         |                  | <u>386,567</u>      |                                 |                     |

University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

The new buildings and parking lots included in the University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

## **Location of Existing and Proposed Parking**

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted the parking lots proposed between Gaines and Brown Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development, as noted above.

## **Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas**

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

### **Location of Existing and Proposed Landscaping and Buffering**

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping along the perimeter of the campus will look like can be found in Appendix III, sheet 8 of 8.

### **Location and Configuration of Existing and Proposed Access Points**

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

### **Storm Water Management Plan**

A storm water management plan, prepared by IMEG Consulting Corp. can be found in Addendum 4 – Storm Water Narrative.

### **Location of Existing and Proposed Signage**

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

### **Traffic Impact Study**

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University's main campus, were obtained.

Locust Street, east of Harrison Street, has automobile traffic of 19,000 vehicles daily. Locust Street, west of Harrison Street has automobile traffic of 17,900 vehicles daily. Harrison Street, north of Locust Street has automobile traffic of 13,800 vehicles and south of Locust Street it has 11,600 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,400 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mainly part-time and attend classes after 5:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally requesting on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University's main campus as these courses are generally held in an on-line format.

### **Compatibility with Surrounding Area**

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 25 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the CitiBus system.

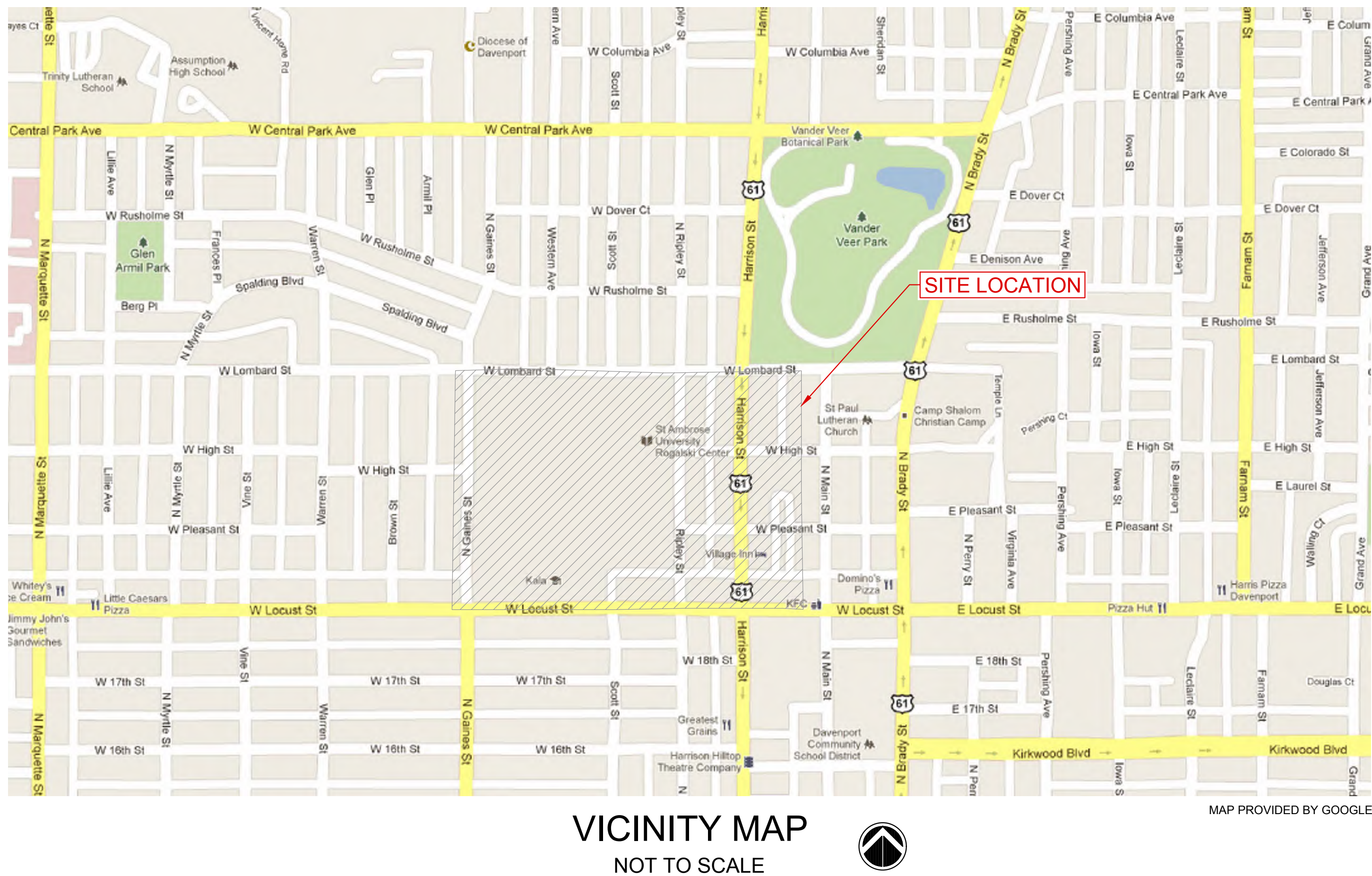
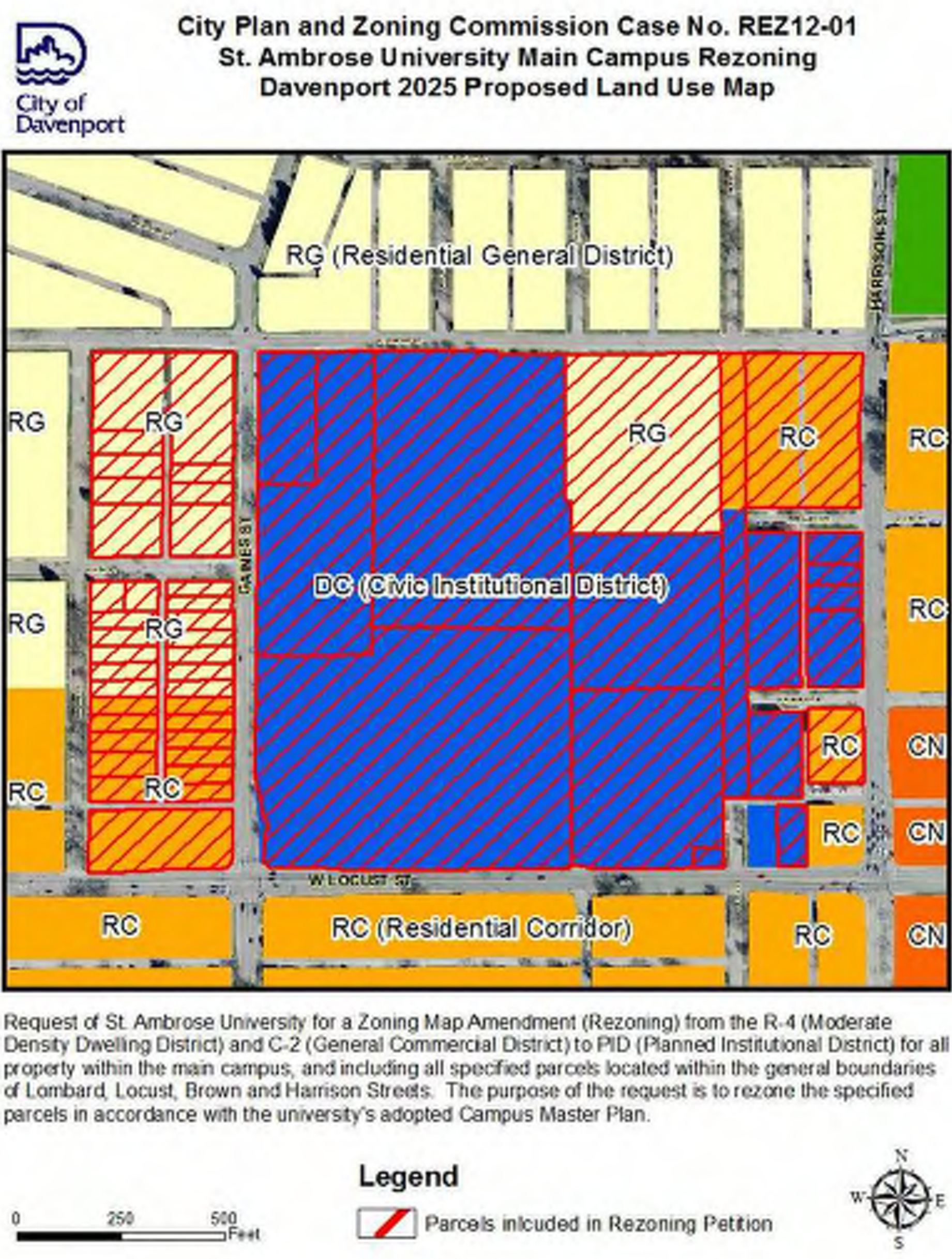
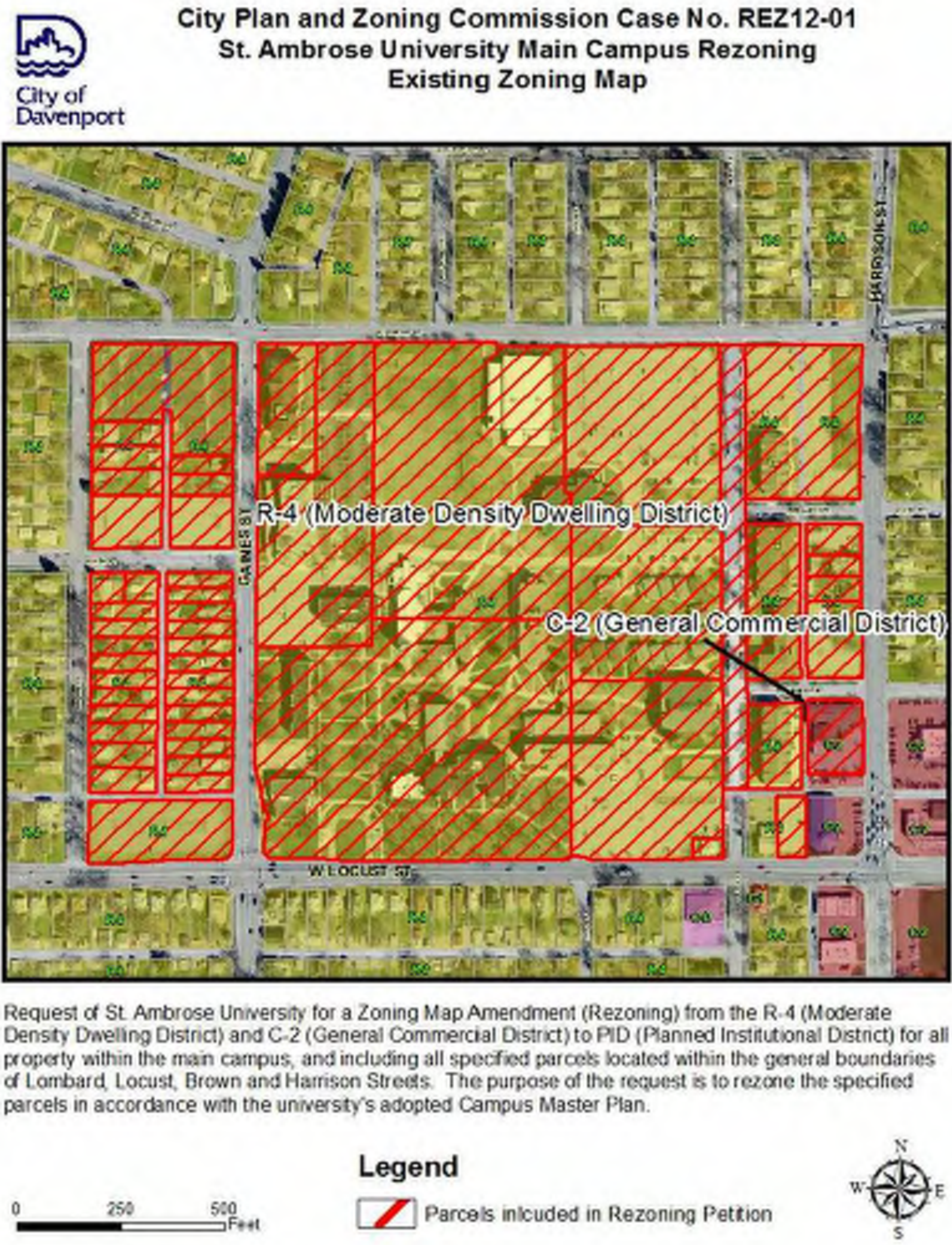
In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City of Davenport 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are currently seeing significant use on other CitiBus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.







ST. AMBROSE  
SPECIAL INSTITUTIONAL CAMPUS  
DAVENPORT, IOWA



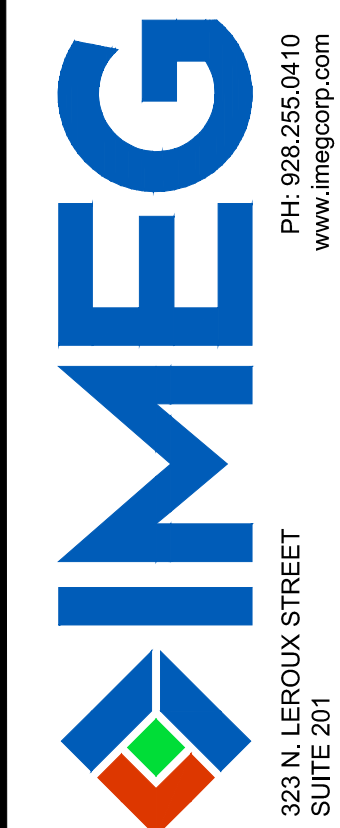
ST. AMBROSE UNIVERSITY  
518 WEST LOCUST STREET  
DAVENPORT, IA  
563-333-6000

| INDEX OF SHEETS           |              |
|---------------------------|--------------|
| Sheet Title               | Sheet Number |
| COVER SHEET               | --           |
| LAND USE PLAN             | C-1          |
| EXISTING CONDITIONS       | C-2          |
| SITE AREA AND SOILS PLAN  | C-3          |
| UTILITY PLAN              | C-4          |
| GRADING AND DRAINAGE PLAN | C-5          |
| DATA SHEET                | C-6          |
| LANDSCAPE DETAIL SHEET    | C-7          |

UTILITY NOTE

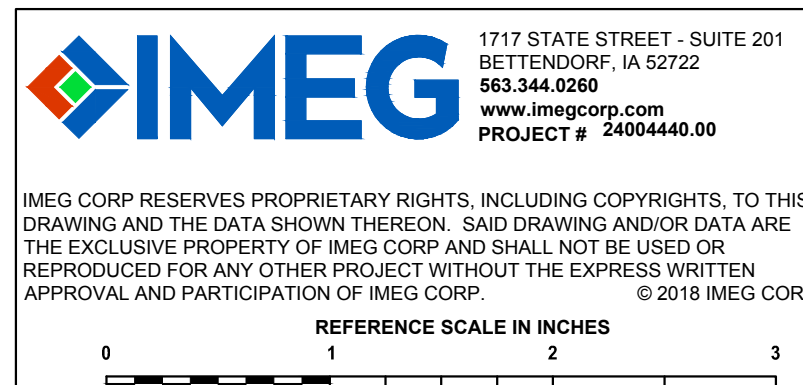
THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

| SOILS DATA                                                                                                           |                                                                                                                      |                                                                                                                      |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 4000—Urban land                                                                                                      | 4162C—Downs-Urban land complex, 2 to 9 percent slopes                                                                | 4162D—Downs-Urban land complex, 9 to 14 percent slopes                                                               | 4291—Atterberry-Urban land complex, 0 to 2 percent slopes                                                            |
| <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              | <b>Map Unit Setting</b>                                                                                              |
| Elevation: 700 to 1,400 feet                                                                                         | Elevation: 700 to 1,400 feet                                                                                         | Elevation: 700 to 1,400 feet                                                                                         | Elevation: 680 to 1,400 feet                                                                                         |
| Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           | Mean annual precipitation: 33 to 38 inches                                                                           |
| Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      | Mean annual air temperature: 46 to 52 degrees F                                                                      |
| Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   | Frost-free period: 170 to 200 days                                                                                   |
| <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          | <b>Map Unit Composition</b>                                                                                          |
| Downs and similar soils: 50 percent                                                                                  | Downs and similar soils: 50 percent                                                                                  | Downs and similar soils: 50 percent                                                                                  | Atterberry and similar soils: 50 percent                                                                             |
| Urban land: 40 percent                                                                                               | Urban land: 40 percent                                                                                               | Urban land: 40 percent                                                                                               | Urban land: 40 percent Minor components: 10 percent                                                                  |
| <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       | <b>Setting</b>                                                                                                       |
| Landform: Hillslopes                                                                                                 | Landform: Hillslopes                                                                                                 | Landform: Hillslopes                                                                                                 | Landform: Flats                                                                                                      |
| Landform position (two-dimensional): Shoulder, summit                                                                | Landform position (two-dimensional): Backslope                                                                       | Landform position (two-dimensional): Backslope                                                                       | Landform position (two-dimensional): Summit                                                                          |
| Landform position (three-dimensional): Interfluvial, side slope                                                      | Landform position (three-dimensional): Side slope                                                                    | Landform position (three-dimensional): Side slope                                                                    | Landform position (three-dimensional): Interfluvial                                                                  |
| Down-slope shape: Convex                                                                                             | Down-slope shape: Convex                                                                                             | Down-slope shape: Convex                                                                                             | Down-slope shape: Linear                                                                                             |
| Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           | Across-slope shape: Convex                                                                                           |
| Parent material: Loess                                                                                               | Parent material: Loess                                                                                               | Parent material: Loess                                                                                               | Parent material: Loess                                                                                               |
| <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      | <b>Properties and qualities</b>                                                                                      |
| Slope: 2 to 9 percent                                                                                                | Slope: 9 to 14 percent                                                                                               | Slope: 9 to 14 percent                                                                                               | Slope: 0 to 2 percent                                                                                                |
| Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    | Depth to restrictive feature: More than 80 inches                                                                    |
| Drainage class: Well drained                                                                                         | Drainage class: Well drained                                                                                         | Drainage class: Well drained                                                                                         | Drainage class: Somewhat poorly drained                                                                              |
| Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) | Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr) |
| Depth to water table: More than 80 inches                                                                            | Depth to water table: More than 80 inches                                                                            | Depth to water table: More than 80 inches                                                                            | Depth to water table: About 12 to 42 inches                                                                          |
| Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          | Frequency of flooding: None                                                                                          |
| Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           | Frequency of ponding: None                                                                                           |
| Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.6 inches)                                                                   | Available water capacity: High (about 11.8 inches)                                                                   |
| <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               | <b>Typical profile</b>                                                                                               |
| 0 to 8 inches: Silty loam                                                                                            | 0 to 8 inches: Silty loam                                                                                            | 0 to 8 inches: Silty loam                                                                                            | 0 to 8 inches: Silty loam                                                                                            |
| 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      | 8 to 60 inches: Silty clay loam                                                                                      |



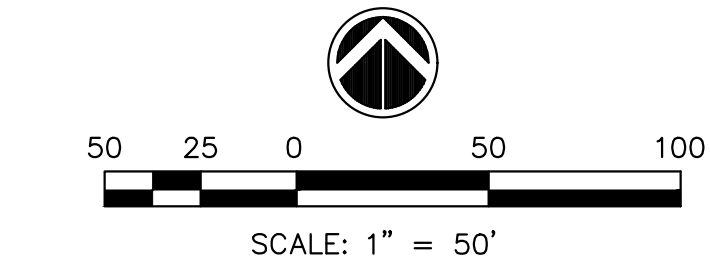
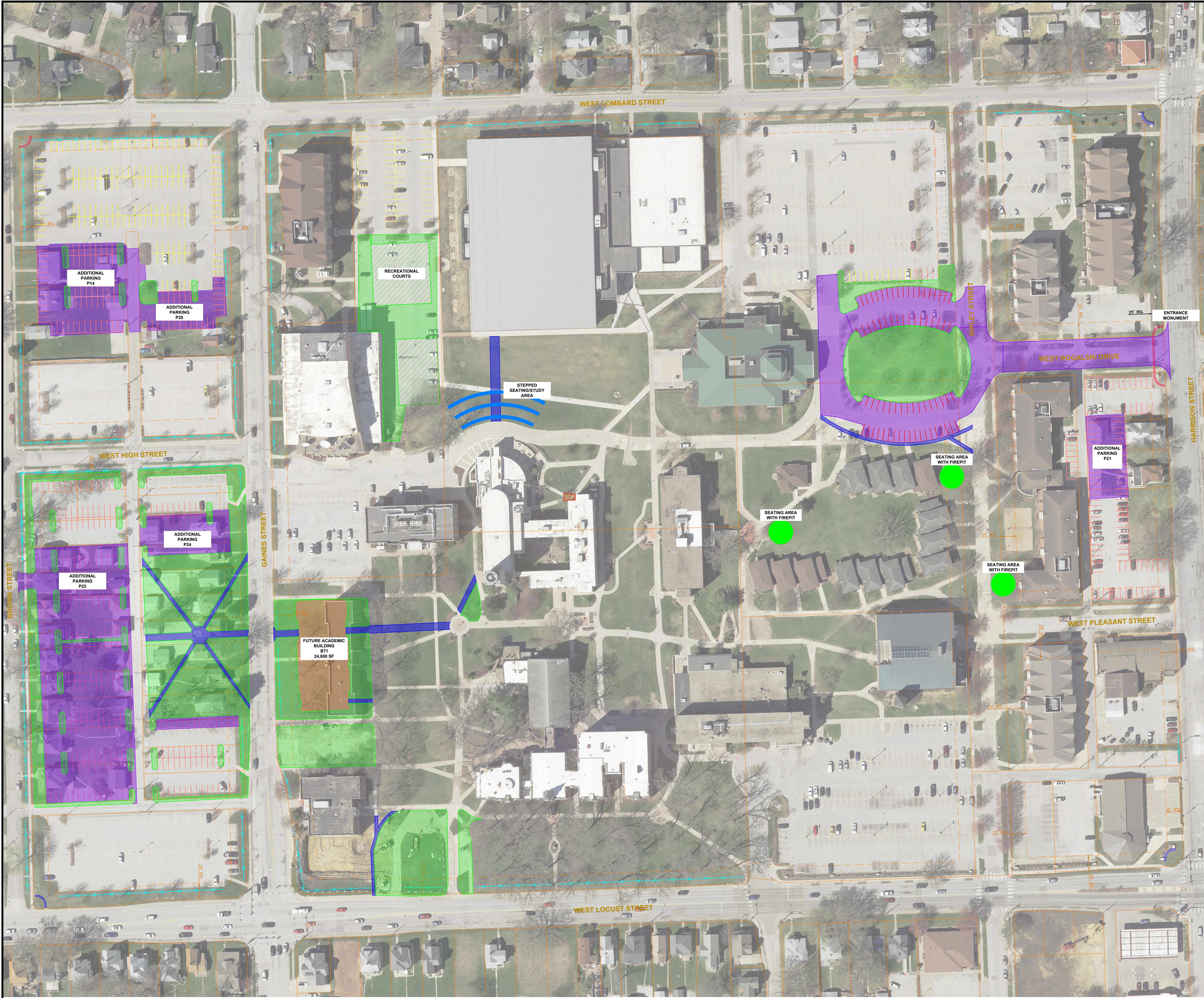
ST. AMBROSE UNIVERSITY IC  
DAVENPORT, IOWA  
COVER SHEET

IMEG Project No:  
24004440.00  
File Name:  
COVER SHEET.dwg  
© COPYRIGHT 2025  
ALL RIGHTS RESERVED  
Field Book No.####  
Drawn By: KCK  
Checked By: AEK  
Date: 7/24/2025





Sunday, July 13, 2025 5:46:07 PM  
G:\2024\24004440.00\DESIGN\DWG\C3D\POC\1- LAND USE PLANDING



LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- PROPOSED FENCE

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.
3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

| REVISIONS |             | DATE |
|-----------|-------------|------|
| No.       | DESCRIPTION |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |



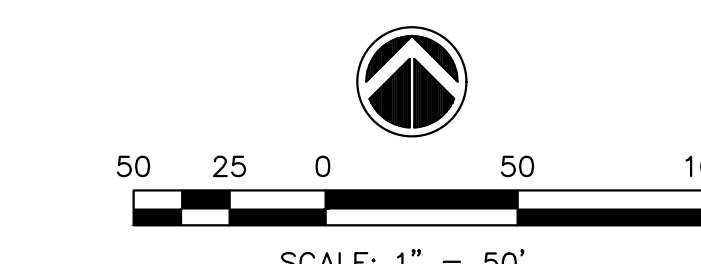
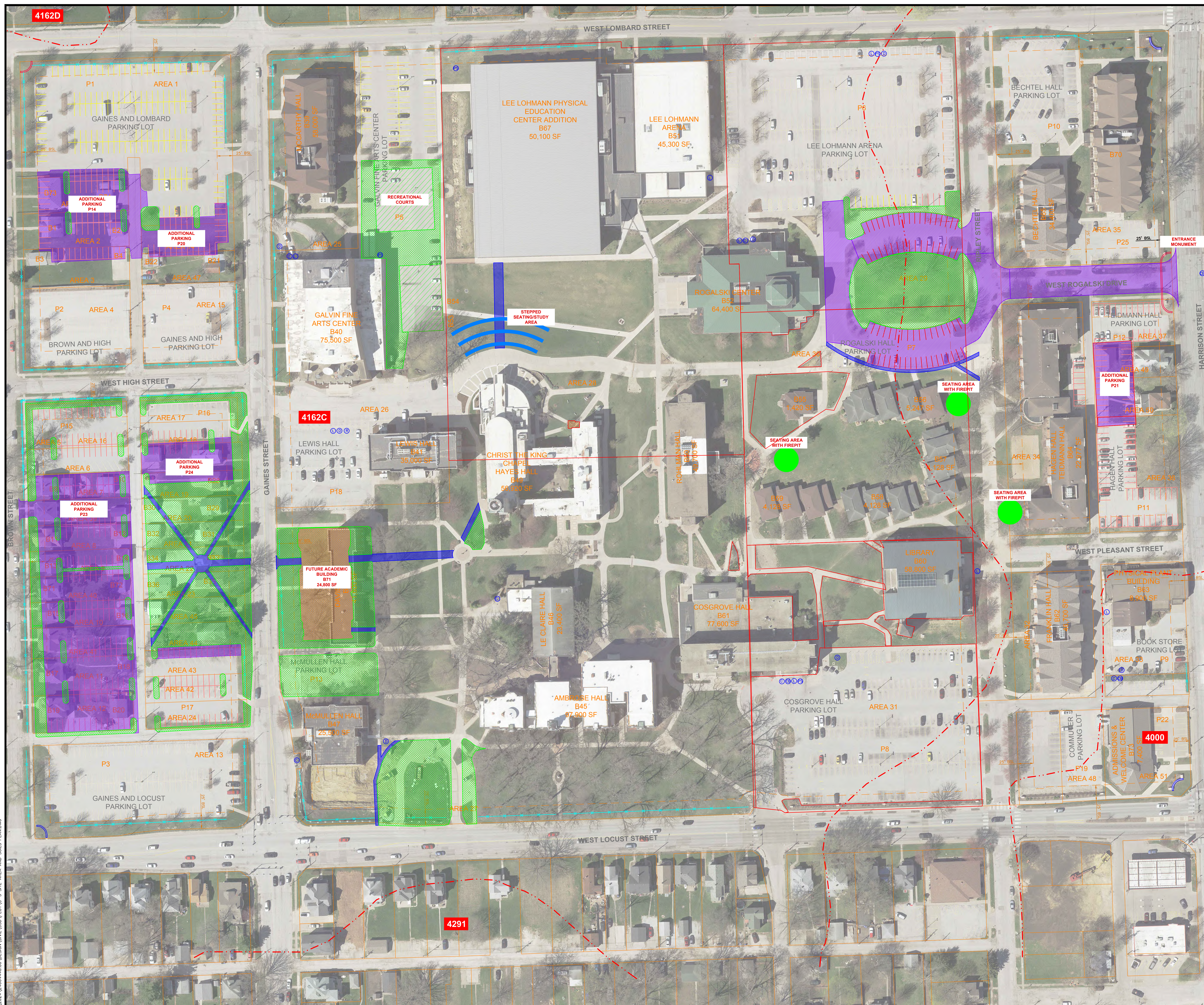
ST. AMBROSE UNIVERSITY IC  
DAVENPORT, IOWA  
LAND USE PLAN

|                                         |
|-----------------------------------------|
| IMEG Project No:<br>24004440.00         |
| File Name:<br>C-1 LAND USE PLAN.dwg     |
| © COPYRIGHT 2025<br>ALL RIGHTS RESERVED |
| Field Book No:####                      |
| Drawn By: KCK                           |
| Checked By: AEK                         |
| Date: 7/24/2025                         |
| C-1                                     |
| Sheet 2 of 8                            |



















**Assessment Required**

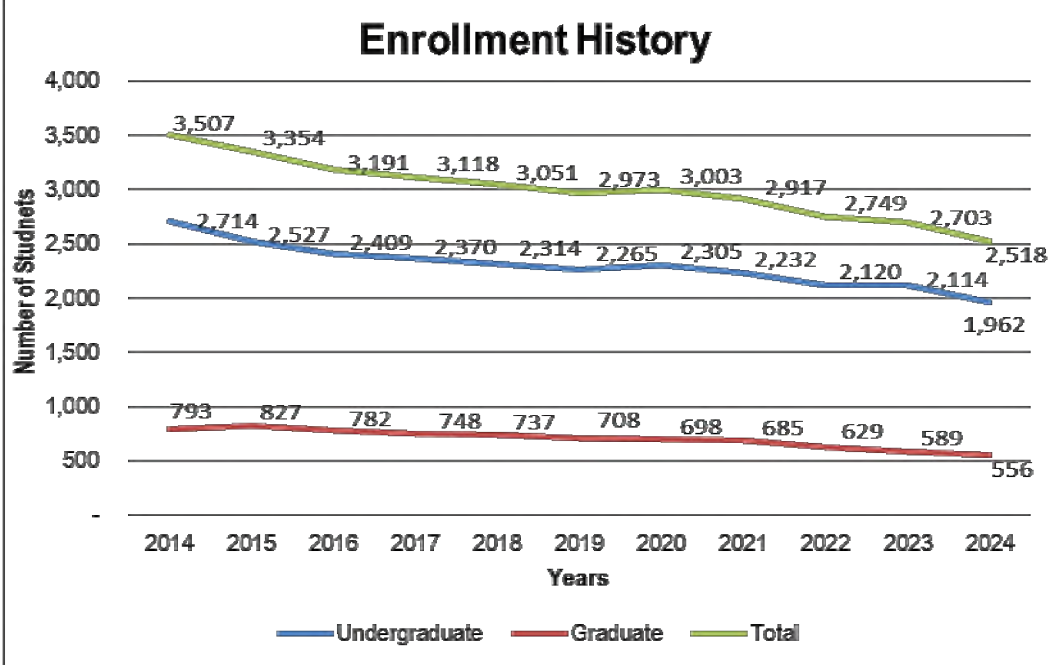
To ensure St. Ambrose University (The University) is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Daventon City Council for its review and approval. Because the plan offers from improved plans, an amendment is required.

- Library – Houses the University’s library and informational technology departments.
- Cogrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse-style residence hall (104 beds).
- Fowler Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kessler Hall (south of Locust Street) – Houses administrative offices.

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

**Enrollment:**

The University’s enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



**University Buildings:**

The University’s main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio studios.
- McCarthy Hall – Basement and first floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rothman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohmann Arena – Competition arena, fitness, weight rooms, fitness areas, locker rooms, classroom and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (159 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (123 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

Gaines and Brown Streets can be found at Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets owned by the University.

**Drawing of the Development:**

See attached map of the proposed development plan in Appendix II, sheet 2 of 8.

**Number of Gross Acres in the Project**

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.0.

**Existing and Proposed Parking Spaces**

The University has 1,695 available parking spots in the fall of 2024. The proposed changes to campus will utilize the majority of the existing parking stalls and will supplement them with new parking mostly added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below.

| #                                                        | Initiative | Spaces |
|----------------------------------------------------------|------------|--------|
| Main Campus Parking Spaces                               |            |        |
| 1,598                                                    |            |        |
| 1. Elimination of St. Michael’s Circle (12)              |            |        |
| 2. Lower Galvin Parking Lot (new recreation courts) (75) |            |        |
| 3. Elimination of McMullen Hall Lots (27)                |            |        |
| 4. Newparking Lots between Gaines and Brown Street 218   |            |        |
| 5. Tiedemann & Hagen Hall Parking Lot 26                 |            |        |
| 6. New Campus Entry at Rogalski 18                       |            |        |
| 1,758                                                    |            |        |

This would generate 160 new parking spots. The University realizes that a certain amount of new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition when no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

**Parking Ratio**

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lot west of Gaines Street was used by a combination of commuter students, residential students and faculty and staff. The self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For the 2024, there are 564 Zone One spots available, and 691 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 680 spots available, and 600 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Margaret Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .96 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.

**Location of Existing and Proposed Building Locations**

A map showing the existing and proposed building pad locations can be seen in Appendix II, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

| Building                          | Height (ft) | Stories | Use | Notes  | Height (ft)                  | Stories | Use | Notes     |
|-----------------------------------|-------------|---------|-----|--------|------------------------------|---------|-----|-----------|
| Ambrose Hall                      | 25.00       | 4.0     | 48  | 24,390 | Classroom/office, classrooms |         |     | 1582/2394 |
| Higgins Hall                      | 23.40       | 3.0     | 40  | 12,822 | Office, classrooms           |         |     | 1592/2987 |
| McMullen Hall                     | 42.10       | 7.0     | 38  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Davis Hall                        | 42.10       | 4.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Lewis Hall                        | 20.00       | 3.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Galvin Fine Arts Center           | 70.00       | 3.0     | 40  | 29,820 | Classroom/office, classrooms |         |     | 1582/2987 |
| Christ the King Chapel/Hayes Hall | 34.00       | 3.0     | 36  | 15,320 | Classroom/office, classrooms |         |     | 1582/2987 |
| McCarthy Hall                     | 40.00       | 4.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| PE Center and Lee Lohmann Arena   | 60.00       | 3.0     | 40  | 29,820 | Classroom/office, classrooms |         |     | 1582/2987 |
| Wellness and Recreation Center    | 60.00       | 3.0     | 40  | 29,820 | Classroom/office, classrooms |         |     | 1582/2987 |
| Bechtel Hall                      | 34.00       | 3.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Tiedemann/Hagen Hall              | 34.00       | 3.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Franklin Hall                     | 46.00       | 4.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Physical Plant                    | 46.00       | 3.0     | 36  | 15,320 | Classroom/office, classrooms |         |     | 1582/2987 |
| Library                           | 34.00       | 3.0     | 36  | 15,320 | Classroom/office, classrooms |         |     | 1582/2987 |
| University Townhouses             | 60.00       | 2.0     | 24  | 13,611 | Classroom/office, classrooms |         |     | 1582/2987 |
| North Hall                        | 34.00       | 3.0     | 40  | 14,136 | Classroom/office, classrooms |         |     | 1582/2987 |
| Admissions and Welcome Center     | 24.00       | 2.0     | 24  | 7,400  | Classroom/office, classrooms |         |     | 1582/2987 |
| Total                             | 1,110.38    | 390.32  |     |        |                              |         |     |           |

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University’s main campus, were obtained.

The University’s planned growth into campus, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 can add to the traffic counts based above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University’s undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mostly here and attend classes after 6:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally required on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University’s main campus as these courses are generally held in an on-line format.

**Location of Existing and Proposed Loading, Receiving and Trash Pickup Areas**

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix II, sheet 4 of 8.

**Parking:**

In the fall of 2024, the University has 1,598 main campus parking spaces. Counting the 97 spaces at the St. Vincent’s Center on West Central Park (not including the parking for the athletic facilities) the University has a total of 1,695 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the C250 Building on Resneck Street.

**Campus Facilities Master Plan**

The University hired HOD Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University’s facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

**Facility Needs:**

- Renovate the cafeteria on the first floor of Cogrove Hall.
- Renovate the 11 floor of Hayes Hall, and add a new elevator tower to make the building fully accessible.
- Partial renovation of the library into a learning commons.
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building.
- New Academic Building.
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus.

**Campus Improvements:**

- Outdoor spaces – Mix of active and passive recreation and gathering spaces.
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping.
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street.
- New campus entry at Rogalski Drive – The Rogalski Center will become the new “front door” of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building.
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus.
- Pedestrian path enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

**Required Information**

**Completed Application:**

See Appendix I.

**Boundary Survey:**

A boundary survey was not completed for this site as the University’s main campus is well defined. The legal description of the area the University would like to include in the C-2 is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

**Existing Land Use and Zoning**

The main campus of the University at 518 West Central Park is zoned IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-CG Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

East – The northeast corner of the campus is Vander Veer Park and is zoned S-OS Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + 1 Zoned 2 Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Commercial Corridor Zoning District.

North – Zoned R-4C Single Family + 2 Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, there are typically residential properties, and the commercial areas noted above.

**Existing and Proposed Services**

The existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the locations of those services can be seen in the map at Appendix III, sheet 5 of 8.

**Site Constraints**

See Appendix II, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rothman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Additional areas with slopes greater than 10% are in locations on the edge of campus along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainage way that runs the storm water collection area north of Ambrose Hall, between Rothman and Hayes Halls, and continues to the north and west until it outlets to the city storm system adjacent to McCarthy Hall. This drainage way is also indicated at Appendix II, sheet 6 of 8.

Soil conditions can be found in Appendix III, on sheet 6 of 8. While there do not appear to be any issues, soil boring tests will be necessary as the new structures are designed.

**Topographical Map**

The general topographical map for the main campus can be seen in Appendix II, sheet 6 of 8. St. Ambrose will obtain more detailed survey information for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

**Compatibility with Surrounding Area**

The building of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall), Italian (Hagen Hall) and English (Tutor Gothic) (Davis Hall, Lewis Hall, and McMullen Hall) with stone bases and concrete, pointed arch features and period ornamentation. Later buildings were designed with a mix of European and American contemporary styles (present on many college and university campuses (Rothman, Cogrove and Galvin)). The architecture of the past 25 years is more of a modern American theme with traditional, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings at the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University’s goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

The other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As this building will include an auditorium, it will have a higher profile. However, its foot line will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one large wall.

The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the CMB system.

In 2009 the University signed an agreement with CMBus to allow at faculty, students and staff to ride the bus free of charge. The University pays the City of Daventon 45 cents per ride. This program was initially designed to allow access to the Center for Health Science Education at Margaret and Lombard Streets. However, as we are currently seeing significant use on our CMBus routes, our contract with CMBus will continue to be renegotiated to allow students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

| Area | Structure | Structure Footprint | Stories | Gross Floor Area | Description                   | Name                                  | Building Height | Parcel Size(1) | Coverage Type - Initial |          | Coverage Type - Proposed |          |
|------|-----------|---------------------|---------|------------------|-------------------------------|---------------------------------------|-----------------|----------------|-------------------------|----------|--------------------------|----------|
|      |           |                     |         |                  |                               |                                       |                 |                | Impervious(2)           | Pervious | Impervious(2)            | Pervious |
| 1    | P1        | 60428               | --      | 60428            | Parking Lot                   | Gaines and Lombard Parking            | --              | 1.80           | 1.39                    | 0.00     | 1.39                     | 0.37     |
|      | P14       | 21048               | --      | 21048            | Parking Lot                   | Gaines and High Parking - Addition    | --              | --             | 0.00                    | 0.41     | 0.00                     | 0.00     |
|      | B1        | 1284                | 1.5     | 2172             | Residential                   | --                                    | --              | 0.23           | 0.03                    | 0.00     | 0.00                     | 0.01     |
| 2    | P14       | 21048               | --      | 21048            | Parking Lot                   | Gaines and High Parking - Addition    | --              | 0.23           | 0.03                    | 0.17     | 0.00                     | 0.22     |
|      | B2        | 440                 | --      | 440              | Garage                        | --                                    | --              | --             | 0.03                    | 0.00     | --                       | --       |
|      | B3        | 1062                | --      | 1704             | Residential                   | --                                    | --              | --             | 0.03                    | --       | --                       | --       |
| 3    | B4        | 576                 | 1       | 576              | Garage                        | --                                    | --              | 0.25           | 0.03                    | 0.19     | 0.00                     | 0.18     |
|      | P14       | 21048               | --      | 21048            | Parking Lot                   | Gaines and High Parking - Addition    | --              | --             | 0.00                    | --       | --                       | --       |
|      | P2        | 19100               | --      | 19100            | Parking Lot                   | Brown and High Parking                | --              | 0.50           | 0.44                    | 0.06     | 0.44                     | 0.06     |
| 4    | B5        | 1096                | 1       | 1792             | Residential                   | --                                    | --              | --             | 0.03                    | --       | --                       | --       |
|      | B6        | 480                 | 1       | 480              | Garage                        | Brown and High Parking                | --              | 0.14           | 0.01                    | 0.10     | 0.00                     | 0.03     |
|      | P15       | 15800               | --      | 15800            | Parking Lot                   | Brown and High Parking - Addition     | --              | --             | 0.00                    | --       | 0.11                     | --       |
| 5    | B7        | 1008                | --      | 1620             | Residential                   | --                                    | --              | --             | 0.02                    | 0.12     | 0.00                     | --       |
|      | B8        | 400                 | 1       | 400              | Garage                        | --                                    | --              | 0.15           | 0.01                    | --       | --                       | 0.02     |
|      | P15       | 15800               | --      | 15800            | Parking Lot                   | Brown and High Parking - Addition     | --              | --             | 0.00                    | 0.00     | 0.13                     | --       |
| 6    | B9        | 1352                | 2       | 2164             | Residential                   | --                                    | --              | --             | 0.03                    | 0.12     | 0.00                     | --       |
|      | B10       | 216                 | 1       | 216              | Garage                        | --                                    | --              | 0.15           | 0.00                    | 0.00     | 0.00                     | 0.10     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | 0.00     | 0.05                     | --       |
| 7    | B11       | 840                 | 1.5     | 1344             | Residential                   | --                                    | --              | --             | 0.02                    | --       | --                       | --       |
|      | B12       | 400                 | 1       | 400              | Garage                        | --                                    | --              | 0.15           | 0.01                    | 0.12     | 0.00                     | 0.03     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | 0.12     | --                       | --       |
| 8    | B13       | 1282                | 2       | 2321             | Residential                   | --                                    | --              | --             | 0.03                    | --       | --                       | --       |
|      | B14       | 400                 | 1       | 400              | Garage                        | --                                    | --              | 0.15           | 0.01                    | 0.11     | 0.00                     | 0.04     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | --       | 0.11                     | --       |
| 9    | B15       | 922                 | 1.5     | 1567             | Residential                   | --                                    | --              | --             | 0.02                    | --       | 0.00                     | --       |
|      | B16       | 324                 | 1       | 324              | Garage                        | --                                    | --              | 0.15           | 0.01                    | 0.12     | 0.00                     | 0.03     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | 0.12     | --                       | --       |
| 10   | B17       | 1090                | 2       | 2370             | Residential                   | --                                    | --              | --             | 0.03                    | --       | 0.00                     | --       |
|      | B18       | 400                 | 1       | 400              | Garage                        | --                                    | --              | 0.22           | 0.01                    | 0.18     | 0.00                     | 0.02     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | 0.00     | 0.20                     | --       |
| 11   | B19       | 1448                | 2       | 3024             | Residential                   | --                                    | --              | --             | 0.03                    | --       | 0.00                     | --       |
|      | B20       | 720                 | 1       | 720              | Garage                        | --                                    | --              | 0.22           | 0.02                    | 0.17     | 0.00                     | 0.02     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | --       | 0.20                     | --       |
| 12   | P3        | 32200               | --      | 32200            | Parking Lot                   | Gaines and Locust Parking             | --              | 1.16           | 0.74                    | 0.42     | 0.74                     | 0.42     |
|      | B81       | 24800               | 2       | 24800            | School/Aud                    | --                                    | 40              | --             | 0.00                    | --       | 0.00                     | --       |
|      | P20       | 8070                | --      | 8070             | Parking Lot                   | --                                    | --              | --             | 0.00                    | --       | 0.14                     | --       |
| 13   | B21       | 900                 | 1       | 1698             | Residential                   | --                                    | --              | 0.15           | 0.02                    | 0.12     | 0.00                     | 0.01     |
|      | B22       | 400                 | 1       | 400              | Garage                        | --                                    | --              | --             | 0.01                    | --       | 0.00                     | --       |
|      | P4        | 16700               | --      | 16700            | Parking Lot                   | Gaines and High Parking               | --              | 0.44           | 0.38                    | 0.06     | 0.38                     | 0.06     |
| 14   | B23       | 852                 | 1.5     | 1560             | Residential                   | --                                    | --              | --             | 0.02                    | 0.11     | 0.00                     | 0.00     |
|      | B24       | 280                 | 1       | 280              | Garage                        | --                                    | --              | 0.14           | 0.00                    | --       | --                       | --       |
|      | P15       | 15800               | --      | 15800            | Parking Lot                   | Brown and High Parking - Addition     | --              | --             | 0.00                    | 0.00     | 0.09                     | 0.06     |
| 15   | B25       | 1183                | 1       | 1682             | Residential                   | --                                    | --              | --             | 0.03                    | 0.10     | 0.00                     | 0.03     |
|      | P16       | 17200               | --      | 17200            | Parking Lot                   | Gaines and High Parking - Addition    | --              | 0.13           | 0.03                    | --       | 0.10                     | --       |
|      | B26       | 814                 | 1       | 1406             | Residential                   | --                                    | --              | --             | 0.02                    | --       | 0.00                     | --       |
| 16   | B27       | 400                 | 1       | 400              | Garage                        | --                                    | --              | --             | 0.01                    | --       | --                       | --       |
|      | P16       | 17200               | --      | 17200            | Parking Lot                   | Gaines and High Parking - Addition    | --              | 0.13           | 0.01                    | 0.10     | 0.00                     | 0.03     |
|      | P24       | 9190                | --      | 9190             | Parking Lot                   | Gaines and High Parking - Addition    | --              | --             | 0.00                    | --       | 0.09                     | --       |
| 17   | B28       | 1125                | 1.5     | 2159             | Residential                   | --                                    | --              | --             | 0.03                    | --       | 0.00                     | --       |
|      | P24       | 9190                | --      | 9190             | Parking Lot                   | Gaines and Lombard Parking - Addition | --              | 0.15           | 0.00                    | 0.12     | 0.00                     | 0.10     |
|      | B29       | 829                 | 1.5     | 2016             | Residential                   | --                                    | --              | --             | 0.02                    | --       | 0.05                     | --       |
| 18   | B30       | 400                 | 1       | 400              | Garage                        | --                                    | --              | 0.15           | 0.02                    | 0.12     | 0.02                     | 0.13     |
|      | B31       | 1087                | 1.5     | 2265             | Residential                   | --                                    | --              | --             | 0.02                    | --       | --                       | --       |
|      | B32       | 528                 | 1       | 528              | Garage                        | --                                    | --              | 0.15           | 0.01                    | 0.12     | 0.02                     | 0.13     |
| 19   | B33       | 1378                | 2       | 2884             | Residential                   | --                                    | --              | --             | 0.03                    | 0.11     | 0.05                     | 0.10     |
|      | B34       | 440                 | 1       | 440              | Garage                        | --                                    | --              | --             | 0.01                    | --       | --                       | --       |
|      | B35       | 901                 | 2       | 2309             | Residential                   | --                                    | --              | 0.15           | 0.02                    | --       | --                       | --       |
| 20   | B36       | 432                 | 1       | 432              | Garage                        | --                                    | --              | --             | 0.01                    | 0.12     | 0.02                     | 0.13     |
|      | B37       | 1644                | 1       | 2782             | Residential                   | --                                    | --              | --             | 0.04                    | --       | 0.00                     | 0.00     |
|      | B38       | 440                 | 1       | 440              | Garage                        | --                                    | --              | 0.16           | 0.01                    | 0.11     | 0.00                     | 0.00     |
| 21   | P17       | 21650               | 1       | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | 0.00     | 0.01                     | 0.05     |
|      | B39       | 11620               | 4       | 86000            | School/Dormitory              | McCarthy Hall                         | 40              | 1.02           | 0.27                    | 0.75     | 0.27                     | 0.76     |
|      | B40       | 29815               | 3       | 75500            | School/Aud                    | Galvin Fine Arts Center               | 60              | --             | 0.68                    | --       | 0.71                     | --       |
| 22   | B41       | 8601                | 3.5     | 30000            | School                        | Lewis Hall                            | 42              | --             | 0.20                    | --       | 0.20                     | --       |
|      | B46       | 14290               | 3       | 45700            | School                        | Galvin Fine Arts Addition             | 36              | 3.68           | 0.01                    | 1.55     | 0.39                     | 1.59     |
|      | P6        | 37140               | --      | 37140            | Parking Lot                   | Galvin Fine Arts Center Parking       | --              | --             | 0.85                    | --       | 0.48                     | --       |
| 23   | B45       | 17800               | --      | 17800            | Parking Lot                   | Lewis Hall Parking                    | --              | --             | 0.40                    | --       | 0.40                     | --       |
|      | P48       | 24380               | 4       | 91900            | School                        | Ambrose Hall                          | 48              | --             | 1.20                    | --       | 1.20                     | --       |
|      | B46       | 10922               | 2       | 23400            | School/Aud                    | LeClair Hall                          | 40              | --             | 0.42                    | --       | 0.42                     | --       |
| 24   | B47       | 8146                | 2       | 25500            | Office                        | McMullen Hall                         | 24              | --             | 0.58                    | --       | 0.43                     | --       |
|      | B47A      | 8030                | 3       | 14657            | School                        | McMullen Hall Addition                | 38              | --             | 0.00                    | --       | 0.14                     | --       |
|      | B48       | 7554                | 4       | 41600            | Dormitory                     | Davis Hall                            | 40              | --             | 0.38                    | --       | 0.00                     | --       |
| 25   | B49       | 19150               | 1       | 96920            | Church                        | Christ the King Chapel/Hayes Hall     | 36              | 0.63           | 0.38                    | 5.25     | 0.00                     | 6.27     |
|      | B50       | 11100               | 4       | 49700            | Dormitory                     | Rohmann Hall                          | 40              | --             | 0.36                    | --       | 0.38                     | --       |
|      | B51       | 8940                | --      | 8940             | Parking Lot                   | McMullen Hall Parking                 | --              | --             | 0.28                    | --       | 0.00                     | --       |
| 26   | P13       | 20470               | 5       | 77600            | Dormitory                     | Coogrove Hall                         | 50              | --             | 0.46                    | --       | 0.46                     | --       |
|      | B71       | 12400               | 2       | 24800            | School                        | Palmer Academic Building              | 41              | --             | 0.41                    | --       | 0.03                     | --       |
|      | B49       | 19150               | 1       | 96920            | Church                        | Christ the King Chapel/Hayes Hall     | 36              | --             | 0.86                    | --       | 0.86                     | --       |
| 27   | B50       | 11100               | 4       | 49700            | Dormitory                     | Rohmann Hall                          | 40              | --             | 0.34                    | --       | 0.34                     | --       |
|      | B51       | 31844               | 2       | 45300            | Gym                           | Lee Lohmann Arena                     | 40              | --             | 0.89                    | --       | 1.85                     | --       |
|      | B52       | 22033               | 2       | 61400            | Student Services              | Rogalski Center                       | 36              | 7.12           | 0.31                    | 4.69     | 0.01                     | 1.95     |
| 28   | B53       | 685                 | 1       | 685              | Utility                       | --                                    | --              | --             | 0.02                    | --       | --                       | --       |
|      | B54       | 540                 | 1       | 540              | Utility                       | --                                    | --              | --             | 0.01                    | --       | --                       | --       |
|      | B57       | 6013                | 2       | 86251            | Gymnasium                     | Lee Lohmann PE Center - Addition      | 40              | --             | 0.00                    | --       | 1.58                     | --       |
| 29   | B52       | 22033               | 2       | 61400            | Student Services              | Rogalski Center                       | --              | --             | --                      | --       | --                       | --       |
|      | P6        | 128800              | --      | 128800           | Parking Lot                   | Lee Lohmann Arena Parking             | --              | 3.77           | 2.48                    | 0.56     | 2.59                     | 0.45     |
|      | B55       | 1420                | 1       | 1420             | Office                        | --                                    | --              | --             | 0.03                    | --       | 0.03                     | --       |
| 30   | B56       | 5427                | 2       | 15150            | University Townhouse          | --                                    | 24              | --             | 0.12                    | --       | 0.12                     | --       |
|      | B57       | 4128                | 2       | 15150            | University Townhouse          | --                                    | 24              | 3.05           | 0.09                    | 1.75     | 0.09                     | 1.81     |
|      | B58       | 4128                | 2       | 15150            | University Townhouse          | --                                    | 24              | --             | 0.09                    | --       | 0.09                     | --       |
| 31   | P7        | 22500               | --      | 22500            | Parking Lot                   | Rogalski Hall Parking                 | --              | --             | 0.09                    | --       | 0.09                     | --       |
|      | B60       | 15128               | 3       | 58800            | Library                       | --                                    | 36              | --             | 0.46                    | --       | 0.46                     | --       |
|      | B61       | 20470               | 5       | 77600            | Dormitory                     | Coogrove Hall                         | 50              | 3.64           | 0.34                    | 0.90     | 0.34                     | 0.90     |
| 32   | P8        | 66162               | --      | 66162            | Parking Lot                   | Coogrove Hall Parking                 | --              | --             | 1.94                    | --       | 1.94                     | --       |
|      | B62       | 12444               | 4       | 46700            | Dormitory                     | Franklin Hall                         | 40              | 0.61           | 0.44                    | 0.17     | 0.44                     | 0.17     |
|      | B63       | 8174                | --      | 8900             | Equipment Storage             | Physical Plant Building               | 16              | 0.66           | 0.28                    | --       | 0.32                     | 0.06     |
| 33   | P9        | 8440                | --      | 8440             | Parking Lot                   | Physical Plant Building Parking       | --              | --             | 0.32                    | --       | 0.00                     | --       |
|      | B64       | 22977               | 4       | 87600            | Dormitory                     | Hagen/Teidmann Hall                   | 40              | 1.11           | 0.69                    | 0.42     | 0.69                     | 0.42     |
|      | B65       | 9004                | 4       | 34400            | Dormitory                     | Bechtel Hall                          | 40              | --             | 0.21                    | --       | 0.21                     | --       |
| 34   | B70       | 13655               | 4       | 54200            | Dormitory                     | --                                    | 40              | 2.38           | 0.37                    | 0.52     | 0.32                     | 0.50     |
|      | P10       | 48900               | --      | 48900            | Parking Lot                   | Bechtel Parking                       | --              | --             | 1.12                    | 0.50     | --                       | 1.12     |
|      | P25       | 8816                | --      | 8816             | Parking Lot                   | --                                    | --              | --             | 0.23                    | --       | 0.23                     | --       |
| 35   | P11       | 15000               | --      | 15000            | Parking Lot                   | Hagen Hall Parking                    | --              | --             | 0.34                    | 0.23     | 0.34                     | 0.21     |
|      | P21       | 8525                | --      | 8525             | Additional Parking - Harrison | --                                    | 0.57            | 0.00           | --                      | 0.00     | --                       | --       |
|      | P12       | 7400                | --      | 7400             | Parking Lot                   | Teidmann Hall - Harrison              | --              | 0.23           | 0.00                    | 0.06     | 0.01                     | 0.05     |
| 36   | B71       | 1607                | 1       | 1607             | Campus Expansion Property     | Campus Expansion Property             | --              | --             | 0.04                    | --       | 0.00                     | --       |
|      | B74       | 807                 | 1       | 807              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.23           | 0.01                    | 0.18     | 0.00                     | 0.04     |
|      | P14       | 21048               | --      | 21048            | Parking Lot                   | Gaines and High Parking - Addition    | --              | --             | 0.00                    | --       | 0.19                     | --       |
| 37   | n/a       | 1227                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.15           | 0.03                    | 0.12     | 0.00                     | 0.03     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | --       | 0.12                     | --       |
|      | B81       | 1005                | --      | 2019             | Residential                   | --                                    | --              | --             | 0.02                    | --       | --                       | --       |
| 38   | B72       | 675                 | 1       | 675              | Garage                        | --                                    | --              | 0.15           | 0.01                    | 0.12     | 0.00                     | 0.03     |
|      | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | --       | 0.12                     | --       |
|      | n/a       | 2657                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.18           | 0.07                    | 0.11     | 0.00                     | 0.02     |
| 39   | P23       | 21650               | --      | 21650            | Parking Lot                   | Gaines and Locust Parking - Addition  | --              | --             | 0.00                    | --       | 0.16                     | --       |
|      | n/a       | 2710                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | --             | 0.00                    | --       | 0.10                     | 0.01     |
|      | n/a       | 19380               | --      | 19380            | Parking Lot                   | Gaines and High Parking - Addition    | --              | 0.16           | 0.00                    | 0.10     | 0.15                     | --       |
| 40   | n/a       | 2090                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.16           | 0.05                    | 0.11     | 0.00                     | 0.02     |
|      | P17       | 19380               | --      | 19380            | Parking Lot                   | Gaines and High Parking - Addition    | --              | --             | 0.00                    | --       | 0.14                     | --       |
|      | n/a       | 1980                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | --             | 0.00                    | --       | 0.00                     | --       |
| 41   | P17       | 19380               | --      | 19380            | Parking Lot                   | Gaines and High Parking - Addition    | --              | 0.16           | 0.00                    | 0.12     | 0.02                     | 0.14     |
|      | n/a       | 1450                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.15           | 0.03                    | 0.12     | 0.03                     | 0.12     |
|      | n/a       | 1485                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.17           | 0.03                    | 0.14     | 0.00                     | 0.02     |
| 42   | P24       | 9190                | --      | 9190             | Parking Lot                   | Gaines and Lombard Parking - Addition | --              | --             | 0.00                    | --       | 0.15                     | --       |
|      | n/a       | 1700                | --      | n/a              | Campus Expansion Property     | Campus Expansion Property             | --              | 0.17           | 0.04                    | 0.13     | 0.00                     | 0.10     |
|      | P19       | 3100                | --      | 3100             | Parking Lot                   | Additional Parking - Locust           | --              | --             | 0.00                    | --       | 0.09                     | --       |
| 43   | P20       | 10200               | --      | 10200            | Parking Lot                   | Commuter Parking                      | --              | 0.47           | 0.38                    | 0.13     | 0.31                     | 0.09     |
|      | P21       | 8525                | --      | 8525             |                               |                                       |                 |                |                         |          |                          |          |





BROWN STREET & LOCUST STREET



HARRISON STREET & LOMBARD STREET

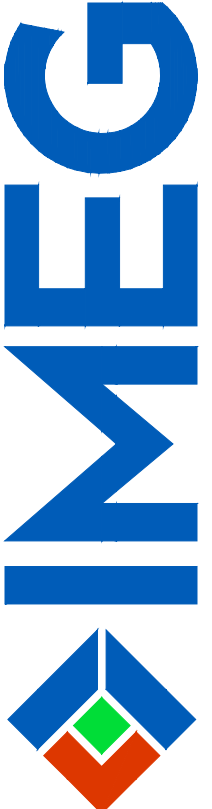


HARRISON STREET & LOCUST STREET

EXISTING CAMPUS  
MONUMENT SIGNS



CAMPUS EDGE EXAMPLES

|                                                                                                                                                                         |             |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|
| REVISIONS                                                                                                                                                               |             | DATE                   |
| No.                                                                                                                                                                     | DESCRIPTION |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
|                                                                                                                                                                         |             |                        |
| <br>3231 N. LEROUX STREET<br>FLAUGSTAD, AZ 86001<br>PH: 520.250.0410<br>www.imeg.com |             |                        |
| ST. AMBROSE UNIVERSITY IC<br>DAVENPORT, IOWA                                                                                                                            |             | LANDSCAPE DETAIL SHEET |
| IMEG Project No:<br>24004440.00                                                                                                                                         |             |                        |
| File Name:<br>COVER SHEET.dwg                                                                                                                                           |             |                        |
| © COPYRIGHT 2025<br>ALL RIGHTS RESERVED                                                                                                                                 |             |                        |
| Field Book No:####                                                                                                                                                      |             |                        |
| Drawn By: KCK                                                                                                                                                           |             |                        |
| Checked By: AEK                                                                                                                                                         |             |                        |
| Date: 7/24/2025                                                                                                                                                         |             |                        |
| C-7                                                                                                                                                                     |             |                        |
| Sheet 8 of 8                                                                                                                                                            |             |                        |



***St. Ambrose Institutional Campus – Storm Water Narrative (updated)***  
***July 28, 2025***

Proposed Parking Lots P14 and P20

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking lots P14 and P20. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event while meeting the recharge volume requirements.

Proposed Parking Lots P23 and P24

Storm water runoff from proposed parking lots P23 and P24 shall be directed towards inlets throughout the lots and stored in a new underground detention system located within footprint of the new parking lots. The system will store the 100-year proposed storm event and release at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. In addition to this, the system will also meet the city's recharge volume requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the east where it shall release to an existing storm sewer line within the east boulevard of the Gaines Street right of way.

Proposed Building B71

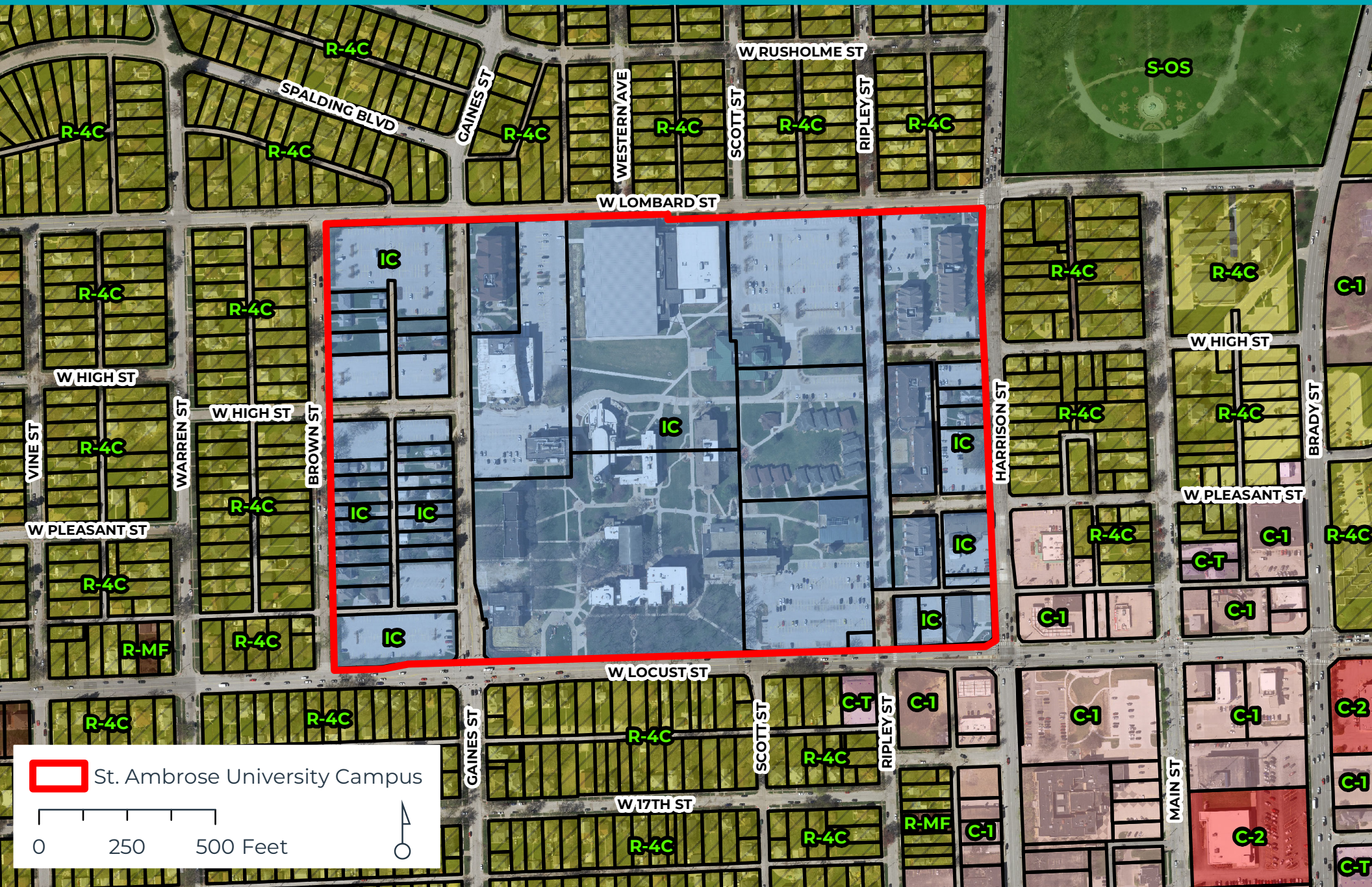
All runoff produced from the future Academic Building, B71, will be directed to the adjacent greenspace to the south of the building. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release, while meeting recharge volume requirements per the City of Davenport storm water ordinance. This basin will also be sized to accommodate an equivalent volume from the existing underground detention that was installed for the 2018 McMullen Hall Addition, which will be removed with the removal of the existing parking lot in this area.





## Zoning Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



St. Ambrose University Campus

0 250 500 Feet

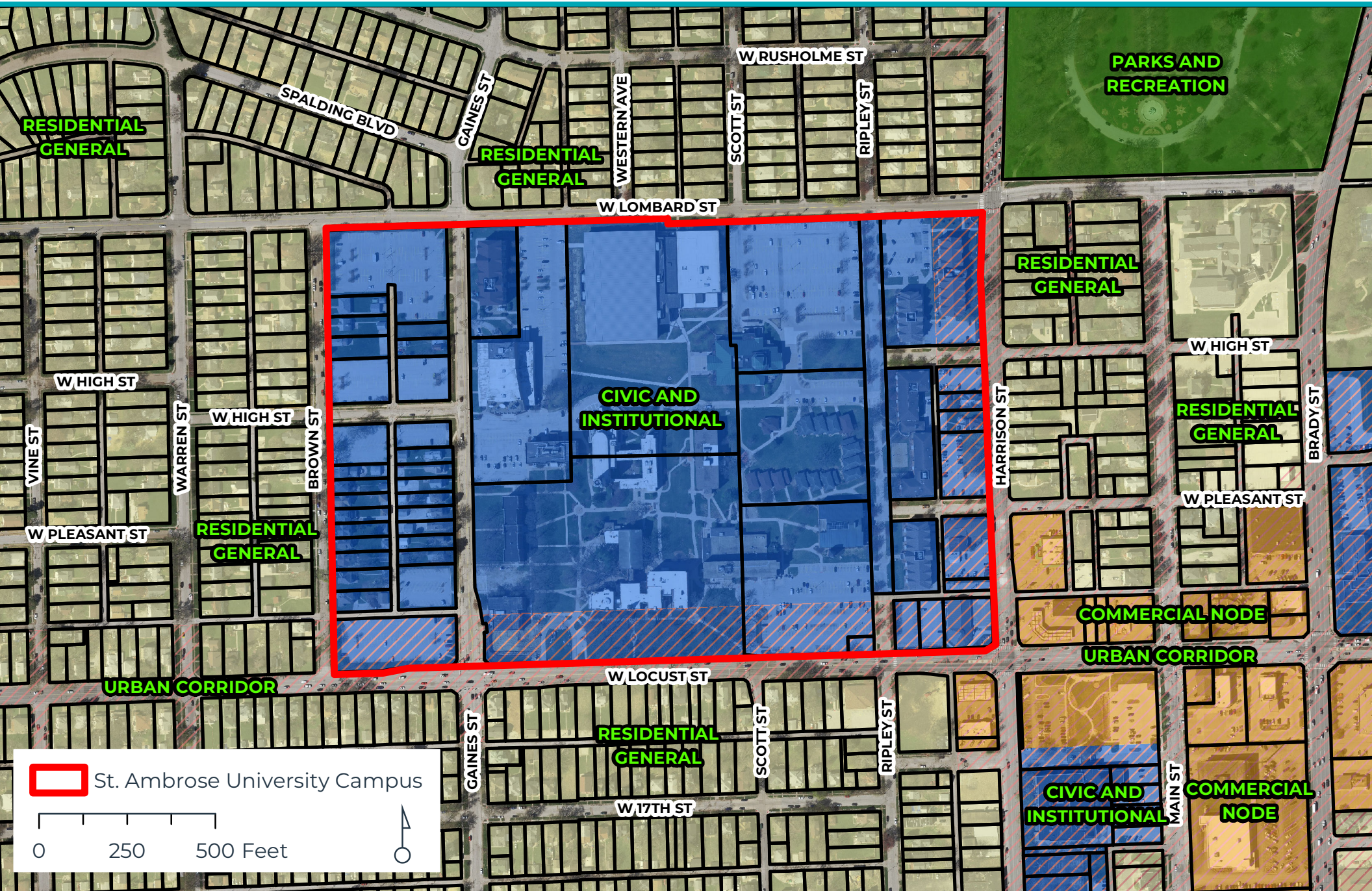






## Future Land Use Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



St. Ambrose University Campus

0 250 500 Feet

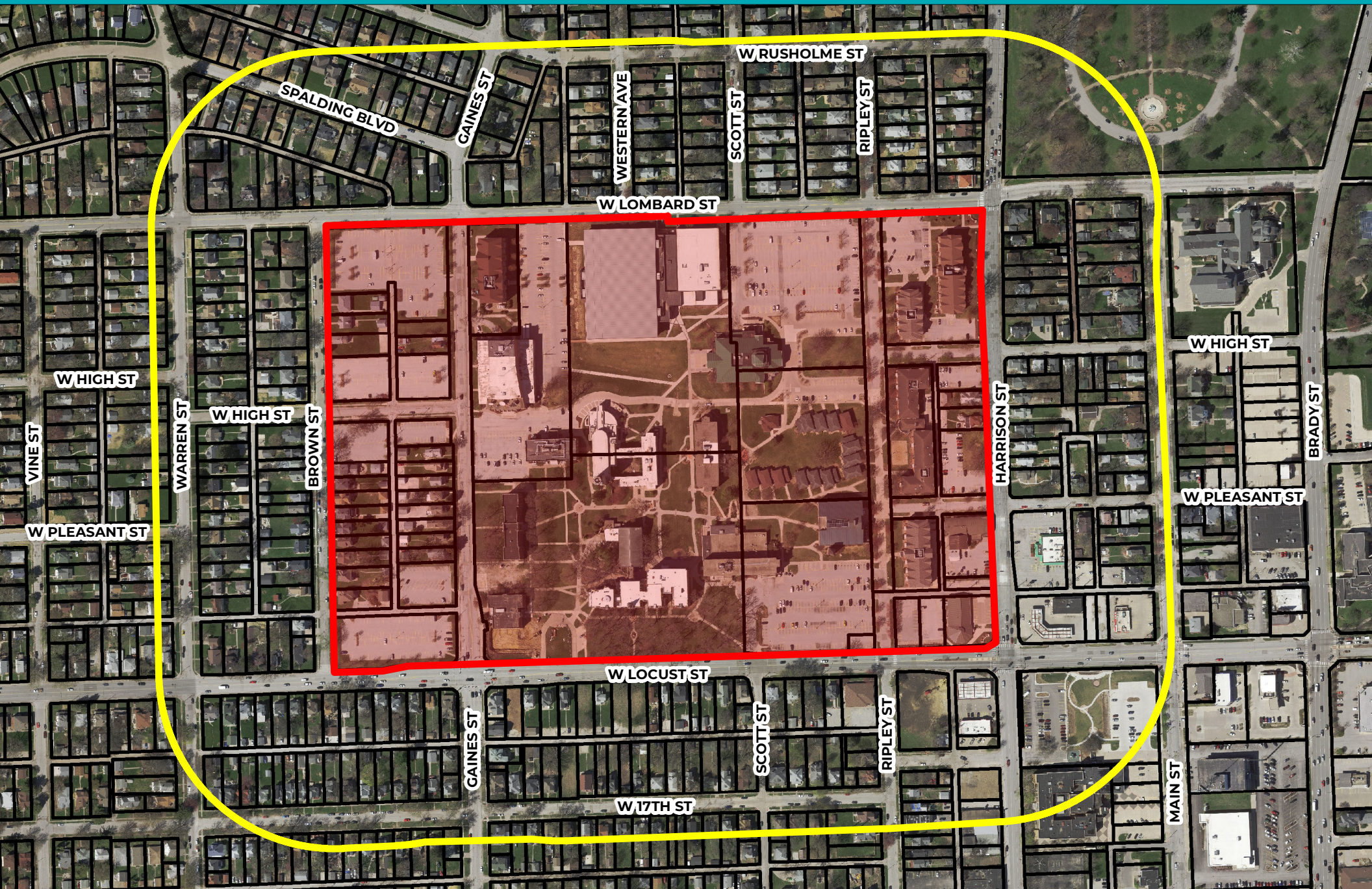
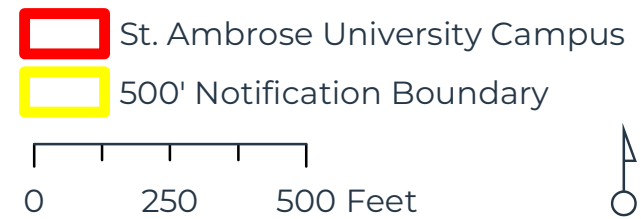






## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]







## **PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE**

**To: All property owners within 500 feet of the St. Ambrose University Campus**

### **Committee of the Whole Public Hearing Meeting**

Date: 9/3/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> St.

### **What is this About?**

This notice is being sent to inform you that a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected to not pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See the attached revised Campus Master Plan for more information.

### **Request/Case Description:**

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

### **Plan and Zoning Commission Recommendation:**

At its August 19, 2025 meeting, the Plan and Zoning Commission recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

#### **Findings:**

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.



Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

**What are the Next Steps after the Public Hearing?**

The public hearing on the above matter is scheduled for 5:30 p.m. on September 3, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

**Would You Like to Submit an Official Comment?**

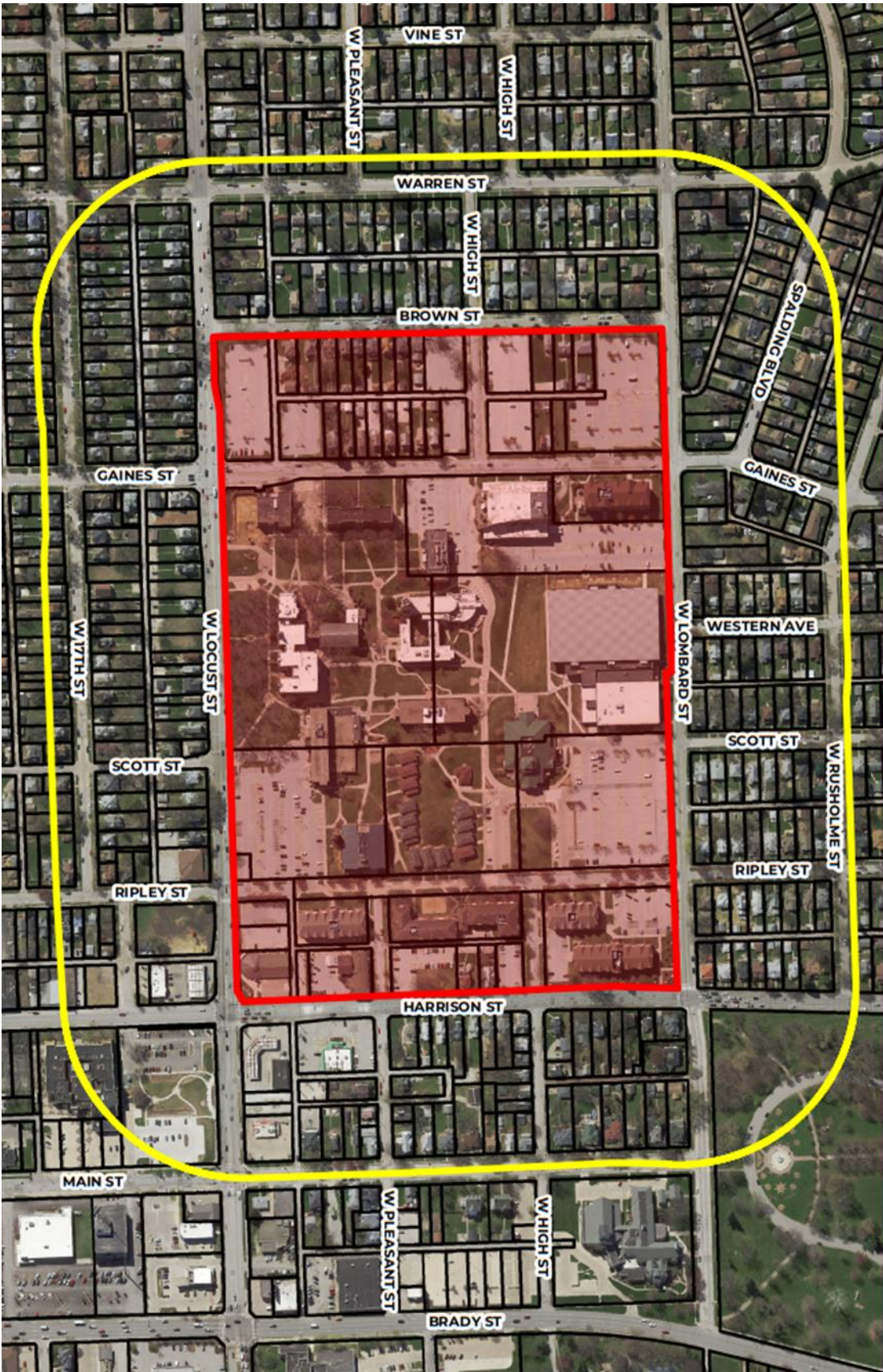
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to [mayor.info@davenportiowa.com](mailto:mayor.info@davenportiowa.com) or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at [www.davenportiowa.com/watchlive](http://www.davenportiowa.com/watchlive). Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



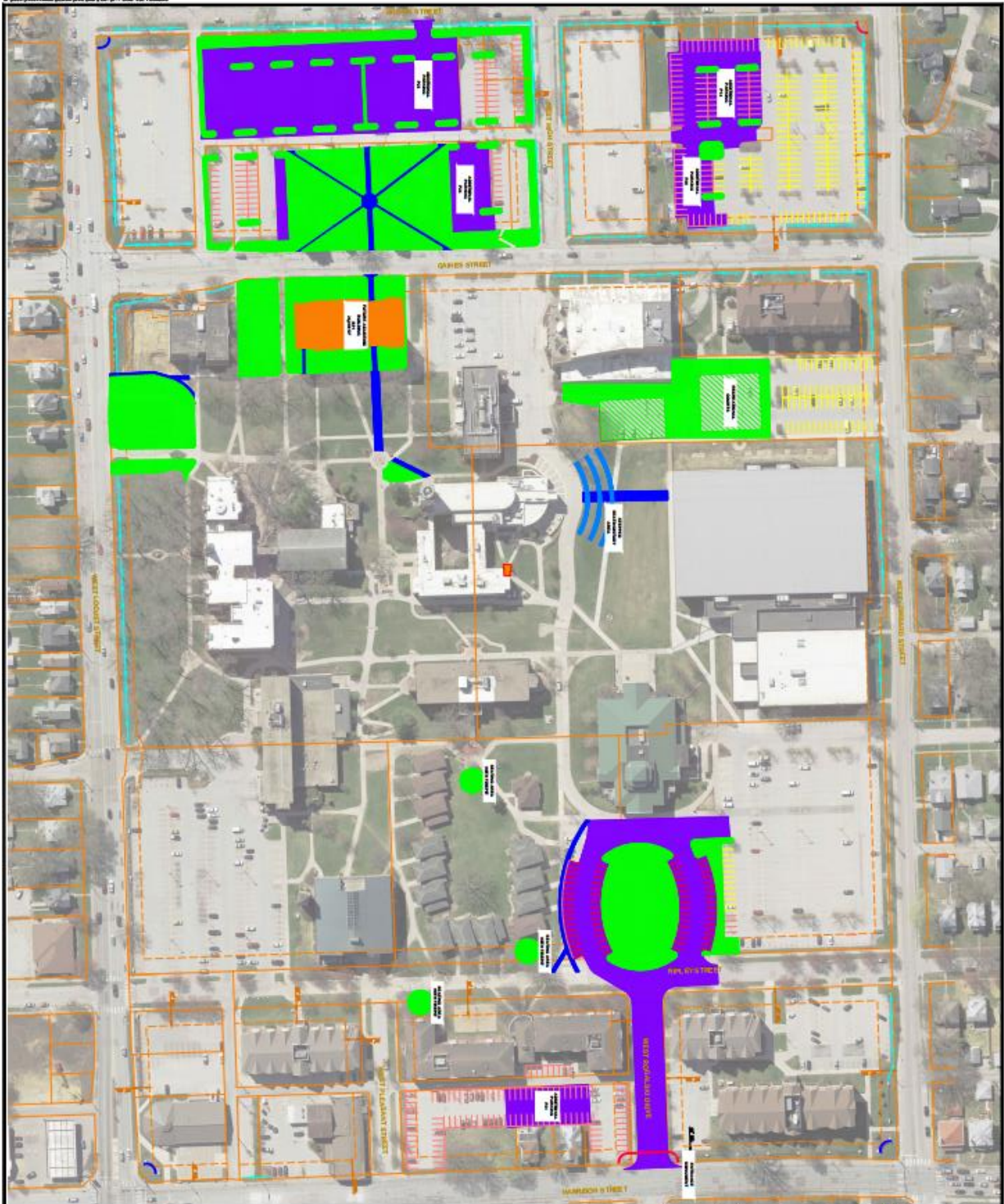
 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet







**LEGEND**

- Green: Institutional
- Yellow: Commercial
- Orange: Residential
- Blue: Public Use
- Red: Other

**NOTES:**

1. The map shows the current land use plan for the St. Ambrose University campus.
2. The map is based on the latest aerial imagery and data.
3. The map is subject to change without notice.
4. The map is for informational purposes only.
5. The map is not a legal document.
6. The map is not to be used for any other purpose.
7. The map is the property of IMEG.
8. The map is to be kept confidential.
9. The map is to be used only for the purposes stated.
10. The map is to be used only for the purposes stated.

| <p>ST. AMBROSE UNIVERSITY IC<br/>                 DAVENPORT, IOWA<br/>                 LAND USE PLAN</p> | <p><b>IMEG</b><br/>                 1200 East 46th Street<br/>                 Davenport, IA 52802</p> | <table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REVISIONS | DESCRIPTION | DATE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| REVISIONS                                                                                                | DESCRIPTION                                                                                            | DATE                                                                                                                                                                                                                                                                                                                                                       |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                          |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                          |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                          |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                          |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                          |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                            |           |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 500 feet of the St. Ambrose University Campus**

### Neighborhood Meeting

Date: 8/4/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

### Plan & Zoning Commission Public Hearing Meeting

Date: 8/5/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected to not pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See the attached revised Campus Master Plan for more information.

### Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

### What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on August 5, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 19, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

### Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": [https://www.davenportiowa.com/government/meeting\\_minutes\\_agendas](https://www.davenportiowa.com/government/meeting_minutes_agendas)

### Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at [planning@davenportiowa.com](mailto:planning@davenportiowa.com) or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

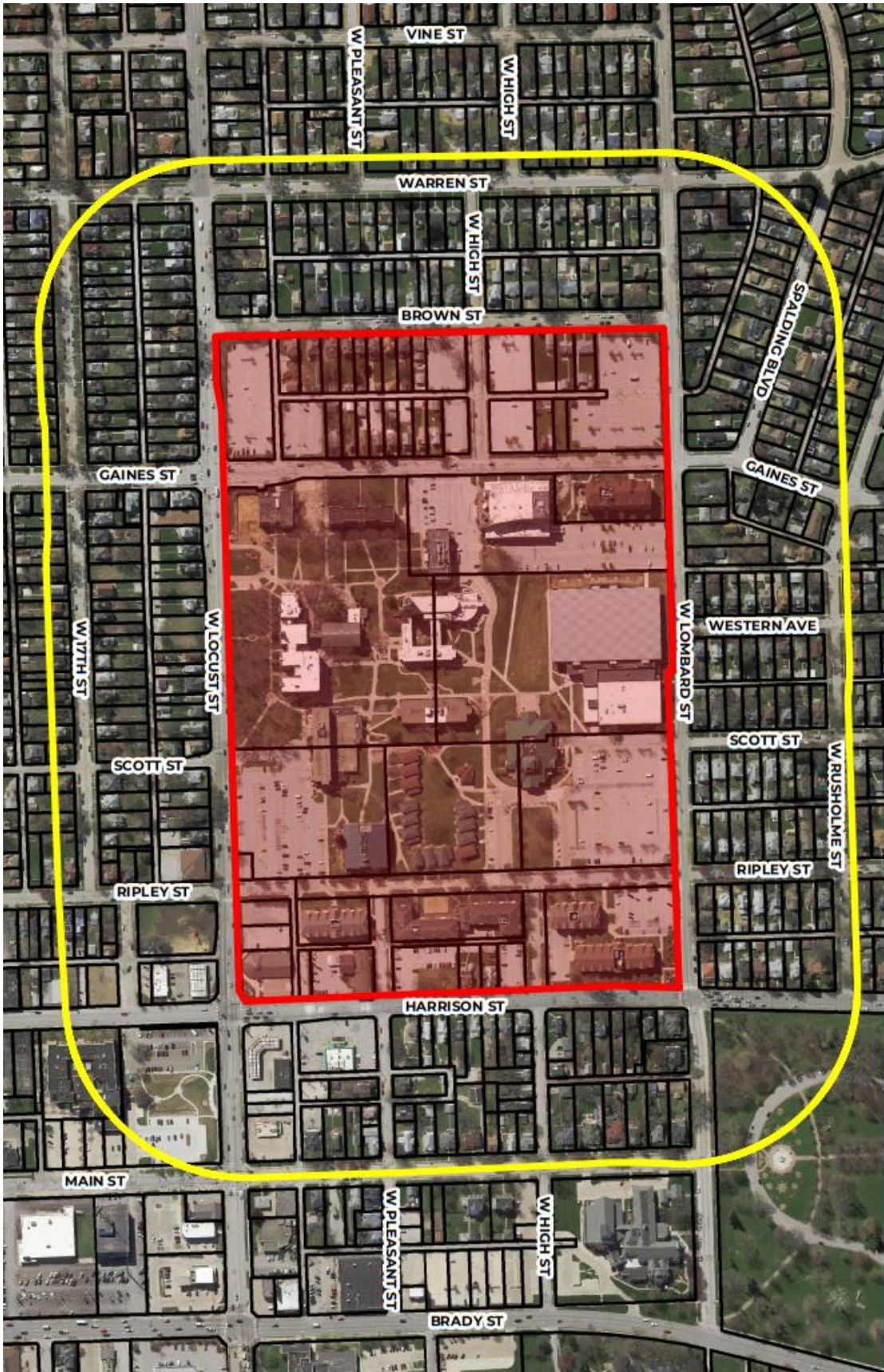
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.





## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet



# Neighborhood Meeting Attendance List

Date: 08/04/2025

Time: 6:30 pm

Location: Rogalski Center Ballroom

Case:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

|    | NAME                   | EMAIL:                       | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|------------------------|------------------------------|-------------------|--------------------------------------|
| 1  | Jayne Hildebrand       |                              |                   | 1925 Brown St                        |
| 2  | David Kisner           |                              |                   | 2011 Warren St.                      |
| 3  | Nathan Truninger       | nathan.truninger@gmail.com   |                   | 818 W 17th St                        |
| 4  | DON + FRAN EISENTRAGEN |                              |                   | 609 W 17th St                        |
| 5  | Linda + Steve Fish     |                              |                   | 2303 Western Ave.                    |
| 6  | Karen + Myles Metzger  |                              |                   | 2230 Western Ave.                    |
| 7  | BRIAN KRAMER           | BRIAN@HILLTOPCAMPUSVILLE.ORG |                   |                                      |
| 8  | Bob Ingram PEZ         |                              |                   | 37210 W 60th St DAD                  |
| 9  |                        |                              |                   |                                      |
| 10 |                        |                              |                   |                                      |
| 11 |                        |                              |                   |                                      |
| 12 |                        |                              |                   |                                      |
| 13 |                        |                              |                   |                                      |
| 14 |                        |                              |                   |                                      |
| 15 |                        |                              |                   |                                      |
| 16 |                        |                              |                   |                                      |
| 17 |                        |                              |                   |                                      |
| 18 |                        |                              |                   |                                      |
| 19 |                        |                              |                   |                                      |
| 20 |                        |                              |                   |                                      |
| 21 |                        |                              |                   |                                      |
| 22 |                        |                              |                   |                                      |
| 23 |                        |                              |                   |                                      |
| 24 |                        |                              |                   |                                      |
| 25 |                        |                              |                   |                                      |





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To: All property owners within 500 feet of the St. Ambrose University Campus**

### Neighborhood Meeting

Date: 3/6/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

### Plan & Zoning Commission Public Hearing Meeting

Date: 3/18/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. The major amendments to the campus include a new Center for Performing Arts located in the current Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. See attached Campus Master Plan for more information.

### Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

### What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 18, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 1, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

### Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": [https://www.davenportiowa.com/government/meeting\\_minutes\\_agendas](https://www.davenportiowa.com/government/meeting_minutes_agendas)

### Do You Have Any Questions?

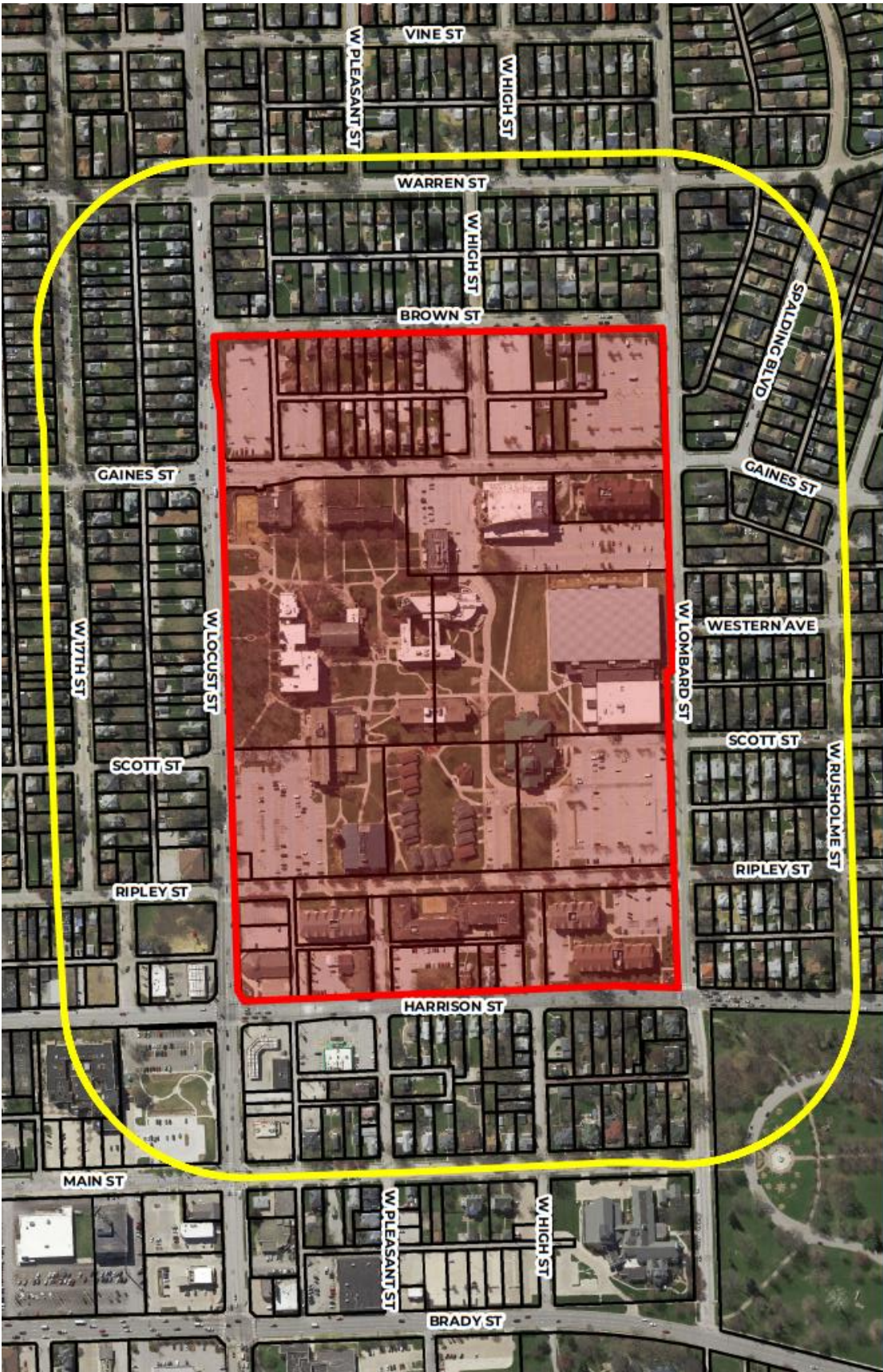
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at [planning@davenportiowa.com](mailto:planning@davenportiowa.com) or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.



## Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet





# Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

| NAME                                  | EMAIL:                           | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|---------------------------------------|----------------------------------|-------------------|--------------------------------------|
| 1 Don Mayes                           | mayesdon8@gmail.com              | (563) 508-9576    | 1521 Gaines                          |
| 2 Kyle Gripp                          | Kyle.Gripp@cityofdavenport       | (361) 940-7072    | 4819 Belle                           |
| 3 Bob Inghram                         | BINGHRAM88@GMAIL                 | 563.3490341       | 3740 W 60TH                          |
| 4 Jayne Hildebrandt + Shelly Tucker   |                                  |                   | 1925 Brown St                        |
| 5 Jazmin Newton                       | jazmin.newton@cityofdavenport    |                   |                                      |
| 6 Alex Krist                          | alex.e.krist@imgcorp.com         |                   |                                      |
| 7 Jade Burkholder                     | jade.burkholder@cityofdavenport  |                   |                                      |
| 8 Steve Evans                         | sdevans6@gmail.com               | 563-650-4196      | 2219 Scott St.                       |
| 9 Erica Thomas                        | erica.gth.thomas@gmail.com       | 67                |                                      |
| 10 DEBBIE MUMM <sup>aka Duffell</sup> | Minimums@mchsi.com               |                   | 2216 Ripley                          |
| 11 DON & FRANK EISENTRAGER            |                                  |                   | 609 W 17th St                        |
| 12 Chad Miller                        | Squ@millerrwks.com               |                   |                                      |
| 13 Bill Peterson                      | william.peterson@augustavale.com |                   | 2637 Esplanade                       |
| 14 Karen Metzger                      | metzgers6@mchsi.com              | 563-484-1193      | 2230 Western Ave                     |
| 15 Lynne Schelly                      | lynneschelly@gmail.com           |                   | 2216 Scott DAV 309-255 4199          |
| 16                                    |                                  |                   |                                      |
| 17                                    |                                  |                   |                                      |
| 18                                    |                                  |                   |                                      |
| 19                                    |                                  |                   |                                      |
| 20                                    |                                  |                   |                                      |
| 21                                    |                                  |                   |                                      |
| 22                                    |                                  |                   |                                      |
| 23                                    |                                  |                   |                                      |
| 24                                    |                                  |                   |                                      |
| 25                                    |                                  |                   |                                      |

# Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

|    | NAME               | EMAIL:                    | PHONE: (optional) | ADDRESS (as shown on the notice map) |
|----|--------------------|---------------------------|-------------------|--------------------------------------|
| 1  | Veronica           | VeronicaFayre90@gmail.com | 563 650 8280      |                                      |
| 2  | Ruel Dimp          |                           |                   |                                      |
| 3  | Sarah Eikleberry   | eikleberry.sj@gmail.com   | (319) 930-7820    |                                      |
| 4  | Steve Fish         | stevelindafish@gmail.com  | 563 323 8519      |                                      |
| 5  | PAUL & LYNN SCHULY | PAUL@JHLAAS.COM           | 563.320.4940      |                                      |
| 6  |                    |                           |                   | 2216 SCOTT ST.                       |
| 7  |                    |                           |                   |                                      |
| 8  |                    |                           |                   |                                      |
| 9  |                    |                           |                   |                                      |
| 10 |                    |                           |                   |                                      |
| 11 |                    |                           |                   |                                      |
| 12 |                    |                           |                   |                                      |
| 13 |                    |                           |                   |                                      |
| 14 |                    |                           |                   |                                      |
| 15 |                    |                           |                   |                                      |
| 16 |                    |                           |                   |                                      |
| 17 |                    |                           |                   |                                      |
| 18 |                    |                           |                   |                                      |
| 19 |                    |                           |                   |                                      |
| 20 |                    |                           |                   |                                      |
| 21 |                    |                           |                   |                                      |
| 22 |                    |                           |                   |                                      |
| 23 |                    |                           |                   |                                      |
| 24 |                    |                           |                   |                                      |
| 25 |                    |                           |                   |                                      |



August 1, 2025

Dear Plan and Zoning Commission:

We are writing this letter as property owners within 500 feet of the St. Ambrose University Campus. In fact, this letter represents FOUR properties within this boundary (on Lombard, Spalding, and Rusholme). **Therefore, we are writing in OPPOSITION of the request to amend the Campus Land Use Plan for St. Ambrose University.**

While we know that our opinions probably do not matter when it comes to St. Ambrose University and their actions, we feel it is a right of ours to express our concern for their request. St. Ambrose has shown over the years (St. Vincent Facility, Building of the Wellness and Recreation Facility, etc.) that they will get their way and are not concerned about neighbors' opinions. In fact, they will find a loophole to go ahead and build even though there is opposition amongst the neighborhood. We feel that neighbors have stopped voicing their opinions anymore because they know it will not be heard or valued and St. Ambrose will always get THEIR WAY.

As property owners on Lombard street, we have definite concerns about the proposed "outdoor recreational courts" which are proposed in the McCarthy parking lot. We already have a lot of noise from the Recreation and Wellness Center and students walking through the neighborhood to and from the St. Vincent complex. Therefore, adding an outdoor recreational facility in the parking lot between McCarthy and the Wellness Center, we feel would only add to the noise pollution we already have and is not "neighborhood friendly". Isn't that why they built the Wellness and Recreation Center to have an indoor space to play basketball, volleyball, pickleball, etc.? Now they need an outdoor space?

Other questions we have pertaining to this "outdoor recreational courts":

- Would there be a curfew put on the outdoor recreation facility?
- Would they limit the usage to only St. Ambrose students, or can anyone use the facility?
- How would they limit regular patrons from entering the facility? Or will it be like a park that is open?
- What happens when there are people using the facility in the middle of the night or up to no good during the night?
- Will it bring more opportunities for crime because it can be a gathering place?
- Will it bring more traffic along Lombard and so close to the Gaines/Lombard corner?

Finally, we have concerns about St. Ambrose wanting to take away parking spots that are close to the Wellness and Recreation Center, Lee Lohman Arena, and Rogalski Center.

- Have you ever been on campus in January or February when there is a track meet along with basketball games going on?

There is absolutely NO PARKING and cars then park in our neighborhoods which create parking issues for property owners. In fact, the streets to the north of campus are NOT wide enough to support extra parking from campus activities. In addition, students who do not want to purchase parking permits will always park in our neighborhoods during the daytime and walk across Lombard to class.

However, creating parking lots on the southwest corner of campus is not the answer to the parking issues on the north side of campus. In reality, it does not make sense when the parking issue is by the Wellness and Recreation Center, Lee Lohman, and Rogalski Center where events such as athletic events, fundraisers, wedding receptions, etc. take place in these three main buildings on campus.

Thank you for your time and consideration in protecting our rights as neighbors around the St. Ambrose University campus.

Sincerely,

Property owners of 618 W Lombard, 626 W Lombard, 707 Spalding, and 623 W Rusholme



## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**9/17/2025**

### Subject:

Resolution approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001). [Adjacent to Ward 1]

### Recommendation:

Adopt the Resolution.

### Background:

The Plan and Zoning Commission reviewed Case F25-12 at its September 2, 2025 meeting and recommended approval subject to the listed findings:

### Findings

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

### Background

The subject property abuts Davenport's Municipal Limits, which is the right-of-way boundary of 118th Avenue. According to Section 16.08.020 of the Municipal Code, the City has the authority to review subdivisions within two miles of its boundary. This subdivision requires approval from both Scott County and the City. Following review by the City of Davenport, the County Board of Supervisors will make a final vote. It is staff's opinion that the plat would not have adverse effects on the City of Davenport.

### Purpose

The purpose of the final plat is to establish four new developable commercial lots. The property is located in Blue Grass Township and is outside the urban service area.

### **16.08.020. Submission of subdivision plat — Extraterritorial review — Required.**

Pursuant to Iowa Code Section 409A.9, within this chapter. Every owner of any tract or parcel of land lying in the unincorporated area of the county, within two miles of the City limits thereof shall submit a subdivision plat to the City Plan and Zoning Commission in accordance with this chapter.

### Davenport's Comprehensive Plan

1. Within Existing Urban Service Area: No

2. Within Urban Service Area 2035: No

### **Davenport's Future Land Use Designation**

The most immediately adjacent City of Davenport properties, located east of Interstate 280, are designated as '**Agricultural Reserve**' in the Davenport +2035 Future Land Use Map. This land use category is defined as "Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services."

### **Technical Review**

City departments have reviewed the proposed final plat for compliance with subdivision requirements and have no objections.

The existing county zoning classification is most comparable with Davenport's C-3 General Commercial District and I-1 Light Industrial District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of both zoning districts.

The City does not intend to extend sanitary sewer service to the subject property, as the nearest connection is located at the intersection of West River Drive and Ricker Hill Road. Additionally, there is no request for annexation of the property into the City at this time.

### **Public Input**

No Public Hearing is required for a final plat.

Attachments:

1. Resolution
2. Final Plat
3. Maps
4. Application



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001).

WHEREAS, the City of Davenport, Iowa conducts extraterritorial review of subdivisions in unincorporated Scott County within two miles of the City limits; and

WHEREAS, the Plan and Zoning Commission reviewed Case F25-12 at its September 2, 2025, meeting and recommended approval subject to the listed findings:

1. The location of the development is outside the urban service area;
2. The final plat prepares the area for future development; and
3. The final plat will achieve consistency with subdivision requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Baltic Property is hereby forwarded to the Scott County Board of Supervisors with a recommendation for approval; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify the adoption of this Resolution on said plat as required by law.

Passed and approved this 24th day of September, 2025.

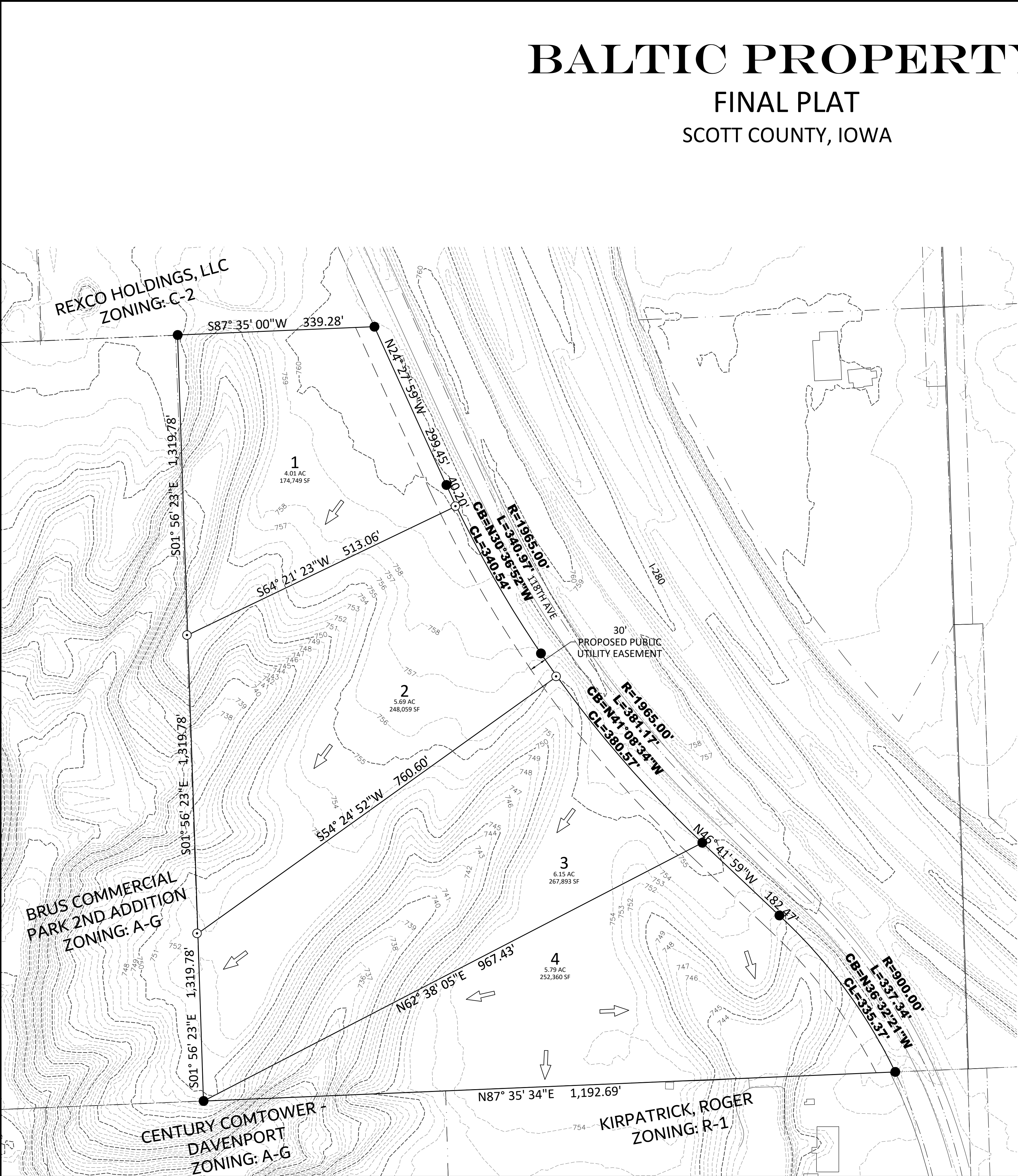
Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



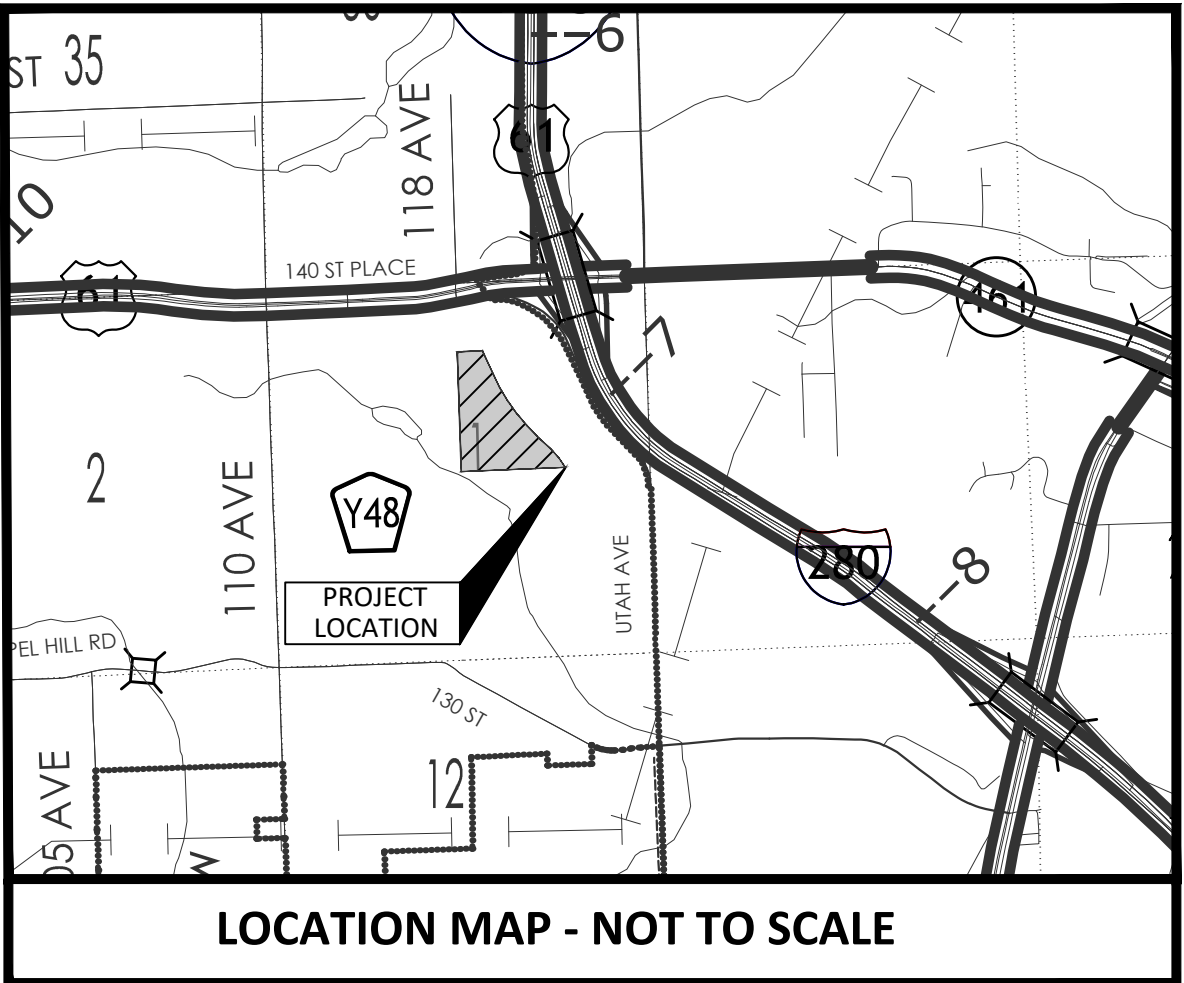


Aug 25, 2025 - 1:13pm C:\Users\awagner\DC\ACCDocs\Ruekert & Mielke, Inc\9016 - BalticPropH - Davenport Commercial\Project Files\02 Design\Plats\9016-10000 - FP.dwg

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| COUNTY: SCOTT                                                                                               |
| SECTION: 01-77-02                                                                                           |
| QUARTER SECTION: NE ¼ SEC. 1                                                                                |
| CITY: NA                                                                                                    |
| SUBDIVISION: BALTIC PROPERTY                                                                                |
| LOT(S)/BLOCK: NA                                                                                            |
| PARCEL ID #: 720123001                                                                                      |
| PROPRIETOR: BALTIC PROPERTY HOLDINGS, LLC                                                                   |
| REQUESTED BY: BALTIC PROPERTY HOLDINGS, LLC                                                                 |
| PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St.<br>Unit 200, Iowa City, IA 52240 - PH# 319.519.6220 |



UTILITY APPROVALS

|                             |      |
|-----------------------------|------|
| CENTURYLINK                 | DATE |
| IOWA AMERICAN WATER COMPANY | DATE |
| MEDIACOM                    | DATE |
| METRONET                    | DATE |
| MIDAMERICAN ENERGY          | DATE |

CITY OF DAVENPORT

|        |      |
|--------|------|
| BY     | DATE |
| ATTEST | DATE |

DAVENPORT PLANNING AND ZONING

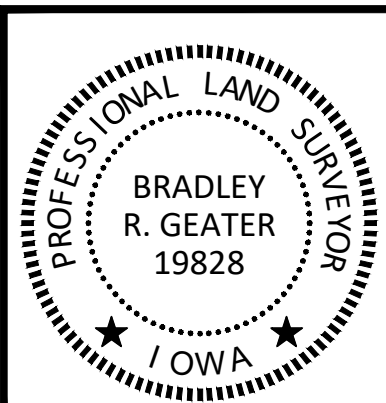
|    |      |
|----|------|
| BY | DATE |
|----|------|

SCOTT COUNTY PLANNING AND DEVELOPMENT

|                                           |      |
|-------------------------------------------|------|
| BY                                        | DATE |
| MEETS SUBDIVISION AND ZONING REQUIREMENTS |      |

NOTES:

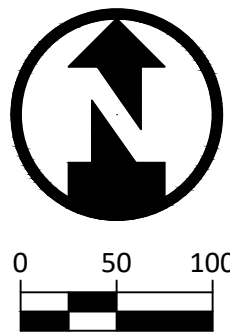
- BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828.  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

DATE



BALTIC PROPERTY

BALTIC PROPERTY HOLDINGS, LLC

ISSUED FOR

COUNTY  
SUBMITTAL

DATE 9-2-2025

DESCRIPTION DATE





# THE CITY OF DAVENPORT IOWA | USA

## Vicinity Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]







## Zoning Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]



 Subject Property

0 300 600 Feet







THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Future Land Use Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]





## PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.gov](mailto:planning@scottcountyiowa.gov)



### Minor Subdivision Checklist

\*\*\* **All materials must be *complete* at time of submittal for review to proceed.** \*\*\*

Date Received 08 / 08 / 2025

Name of Applicant Baltic Property Holdings, LLC ( Dan Madden)

Address 3750 W River Drive City Davenport State IA Zip 52802

Phone (563) 607-1188

Subdivision Name Baltic Property Subdivision Township Buffalo

#### **Sketch Plan/Final Plat application must have all of the following:**

|            |                                                                                                                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>✓</u>   | Legal Description and total acreage                                                                                                                                                                                                         |
| <u>✓</u>   | Acreage of each lot minus right of way                                                                                                                                                                                                      |
| <u>N/A</u> | Acreage of right of way                                                                                                                                                                                                                     |
| <u>✓</u>   | Contour intervals <5', minimum of 2 contours per plat (if applicable)                                                                                                                                                                       |
| <u>✓</u>   | Existing property lines, surface features, easements, zoning                                                                                                                                                                                |
| <u>✓</u>   | Proposed property lines, easements, lot areas, contours                                                                                                                                                                                     |
| <u>✓</u>   | Drainage arrows, show direction of surface water flow                                                                                                                                                                                       |
| <u>✓</u>   | Location of existing subdivisions and streets                                                                                                                                                                                               |
| <u>✓</u>   | Title of subdivision                                                                                                                                                                                                                        |
| <u>✓</u>   | Name and address of owner(s)                                                                                                                                                                                                                |
| <u>✓</u>   | Name and address of subdivider(s)                                                                                                                                                                                                           |
| <u>✓</u>   | North arrow, scale, date                                                                                                                                                                                                                    |
| <u>✓</u>   | Location map showing 2 mile radius neighborhood                                                                                                                                                                                             |
| <u>✓</u>   | Full scale plat (scale not less than 1"=100')                                                                                                                                                                                               |
| <u>N/A</u> | Detailed Engineering Design-Construction Plans and Specifications                                                                                                                                                                           |
| <u>N/A</u> | Erosion and Sediment Control Plan                                                                                                                                                                                                           |
| <u>N/A</u> | Percolation Tests                                                                                                                                                                                                                           |
| <u>N/A</u> | Performance Bond, if necessary                                                                                                                                                                                                              |
| <u>✓</u>   | Certification and name of surveyor that prepared and is responsible for monumentation                                                                                                                                                       |
| <u>✓</u>   | Property boundaries                                                                                                                                                                                                                         |
| <u>N/A</u> | Proposed street lines and width                                                                                                                                                                                                             |
| <u>N/A</u> | Lines of adjoining roads and streets with widths and names                                                                                                                                                                                  |
| <u>✓</u>   | Lot lines, lot and block numbers, with figures showing dimensions                                                                                                                                                                           |
| <u>N/A</u> | Linear (expressed in feet and decimals of a foot) and angular dimensions necessary for locating boundaries of subdivided area, or of the lots, streets, easements and building line setbacks, and any other similar public or private uses. |
| <u>✓</u>   | Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners                                                                                                                        |



|            |                                                                                                                                                                                                                  |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>N/A</u> | Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property |
| <u>✓</u>   | Signed statements of telephone and power officials agreeing to the utility easements                                                                                                                             |
| <u>N/A</u> | Signed statement of surveyor that plat complies with Chapter 355, <u>Code of Iowa</u>                                                                                                                            |
| <u>N/A</u> | Proprietors' statement of consent and dedication of land for public use                                                                                                                                          |
| <u>N/A</u> | Mortgage or lien holders' statement of consent or substitute affidavit and bond                                                                                                                                  |
| <u>N/A</u> | Attorney's opinion letter                                                                                                                                                                                        |
| <u>N/A</u> | Certificate of County Treasurer                                                                                                                                                                                  |
| <u>N/A</u> | Surveyor's Certificate                                                                                                                                                                                           |
| <u>N/A</u> | Auditor Certificate of Name Approval                                                                                                                                                                             |
| <u>N/A</u> | Restrictive or Protective Covenants/Homeowners' Association documents (if applicable)                                                                                                                            |

### **Fees**

Minor Plats: Prior to the Planning and Zoning Commission considering the Sketch Plan and Final Plat, the subdivider shall deposit with the Planning and Development Department the following fees:

- o Sketch Plan - one hundred dollars (\$100);
- o Final Plat - fifty dollars (\$50).

## City of Davenport

Department: Community & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**9/17/2025**

### Subject:

Resolution authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor. [Wards 1 & 3]

### Recommendation:

Adopt the Resolution.

### Background:

In recent years, a number of businesses have closed in the Rockingham Corridor, roughly identified as stretching from Marquette Street to River Drive. In April 2025, the City Council allocated \$500,000 in American Rescue Plan Act (ARPA) Interest funding to the development of the West End and Rockingham Corridor. This agenda item contemplates launching the first of perhaps several ways in which these ARPA Interest dollars could help revitalize the West End.

Per the USDA and the Sustainable Iowa Land Trust, the Rockingham Corridor is within a tract designated as an Urban Food Desert. In the interest of enhancing existing restaurants and spurring new food-related businesses in this corridor, a new business assistance program called FRESH (Food on Rockingham: Enhance & Start-up Help) would provide grants to start-ups and existing businesses which are struggling or seeking to expand. Examples might include restaurants, grocery, coffee, ice cream, drive-through, catering, food production, etc. Ineligible businesses would be those whose substantial sales come from selling vape, cigarettes, alcohol, gas, etc. Similarly, in the case of an expansion, funding could only be used for an expansion of the food-related function, rather than alcohol-related, for example.

A total of \$100,000 would be programmed for this initiative and applications would be accepted on an ongoing basis until funding runs out. Each applicant and project would be evaluated, with an expectation that grants would be provided in the range of \$5,000 to \$25,000. Consideration would be given to history/experience, other equity, need, corridor location, etc. Requirements would include having the businesses consult with the Small Business Center at Eastern Iowa Community College, reporting requirements, and an ongoing partnering/media relationship.

Approval of this Resolution will authorize staff to launch the FRESH Project, with the City Administrator or Chief Financial Officer approving individual projects based upon staff recommendations.

### Attachments:

1. Resolution
2. Rockingham Corridor Map



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor.

WHEREAS, the City Council allocated \$500,000 in American Rescue Plan Act (ARPA) Interest funding in April 2025 to help with development of the West End and Rockingham Corridor; and

WHEREAS, the U.S. Department of Agriculture and the Sustainable Iowa Land Trust denote the tract wherein the Rockingham Corridor is located as an Urban Food Desert, with several businesses in this area having closed in recent years, and

WHEREAS, the City desires to assist existing and new food-related businesses in this key business corridor; and

WHEREAS, a new initiative, the Food on Rockingham: Enhance & Start-up Help (FRESH) Program, would provide grants in the range of \$5,000 to \$25,000 to assist existing food-related businesses which are struggling or seeking to expand or new businesses to develop in this area; and

WHEREAS, eligibility would include food-related businesses such as restaurants, grocery, coffee, ice cream, drive-through, catering, food production, etc., with the area to include the Rockingham Corridor extending from Marquette Street and West 2nd Street to River Drive and Rockingham Road; and

WHEREAS, up to \$100,000 would be programmed for this initiative on a first-come, first-served basis, contingent upon staff review and approval, adherence to program requirements, and any ongoing compliance, until the funding is obligated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

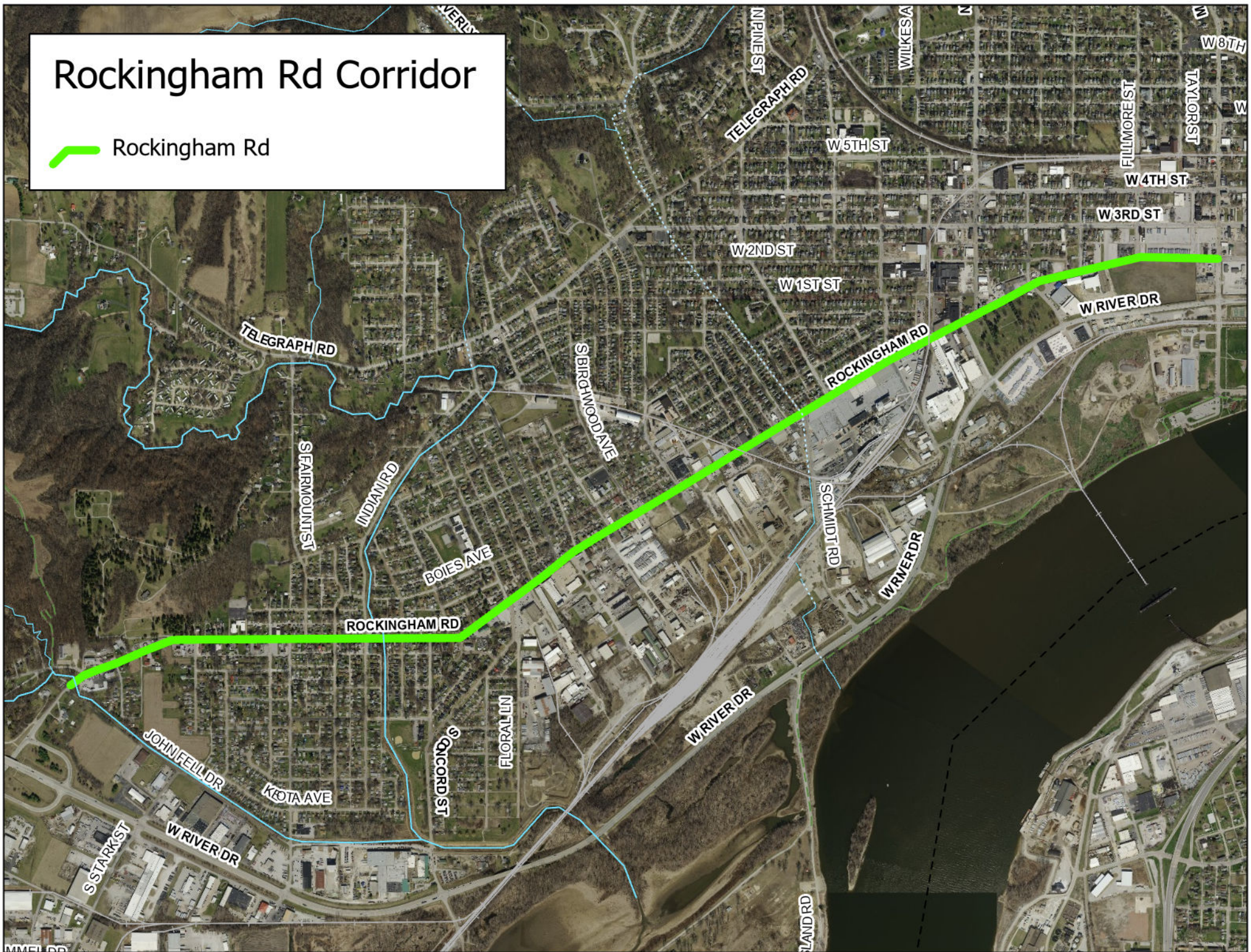
\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



# Rockingham Rd Corridor

 Rockingham Rd





City of Davenport

Department: Community & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving an amendment to the North Urban Renewal Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]

Recommendation:

Adopt the Resolution.

Background:

By law, the City of Davenport can certify with Scott County an internal monetary advance to the Tax Increment Fund. On the advice of the City's bond counsel, Dorsey & Whitney, the City Council initiated the program to fund staff working on economic development activities and administrative activities through TIF proceeds. This process works like a typical tax increment financing (TIF) project, with the internal advance based upon an increase in the base assessed valuation in urban renewal areas. This request must be approved by the City Council annually.

In order to offset economic development-related personnel costs currently paid from the City's general fund, staff is recommending an internal advance of TIF funding of \$275,000. This money will then be utilized to reimburse the general fund for staff and other economic development-related activities. Staff costs spent administratively each year include TIF monitoring, debt certification, and working on new projects.

As required by the State Code, notice of the Public Hearing was published in the *Quad-City Times* on September 11, 2025.

Attachments:

1. Resolution
2. North Urban Renewal Plan Amendment 2025

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving an amendment to the North Urban Renewal Plan to include the 2025 Internal TIF.

WHEREAS, the City of Davenport, Iowa (the "City"), has established the North Davenport Urban Renewal Area (the "Urban Renewal Area") and has established the Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Areas for the promotion of economic development and has incurred in the 2026 Fiscal Year, and will incur in the 2027 Fiscal Year, substantial administrative costs (the "Administrative Costs") in connection with carrying out these projects; and

WHEREAS, in order to make the Administrative Costs (including staff salaries and associated economic development related activities such as special studies, consultants, marketing and technical assistance) eligible to be reimbursed from future incremental property tax revenues, it is necessary to make an internal advance to the Tax Increment Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

Section 1. It is hereby directed that an amount not to exceed Two Hundred and Seventy-Five Thousand Dollars (\$275,000) be advanced to the Tax Increment Fund from the General Fund (the "Advance") for the payment of the Administrative Costs. The Advance shall be repaid to the General Fund without interest out of future incremental property tax revenues received into the Tax Increment Fund. This amount authorized to ensure continuity of programming in the event of a future reduction of federal funding and to cover additional marketing efforts.

To the extent that there are funds available for this purpose in the Tax Increment Fund, payments on the Advance may be made on June 1 of each year. Repayment of the Advance is subject to the determination of the City Council each year that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Scott County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2025, the full original amount of the Advance as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



City of Davenport, Iowa  
Proposed Urban Renewal Area Plan Amendment  
September 2025

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of identifying a new urban renewal project to be undertaken therein.

- 1) **Identification of Projects:** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project description:

- a. **Name:** Internal TIF

- Cost:** \$275,000

- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities.

- 2) **Required Financial Information:** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

- Outstanding General Obligation Debt of the City: \$204,325,000

- Remaining Constitutional Debt Capacity of the City: \$284,958,311

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

City of Davenport

Department: Community & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**9/17/2025**

Subject:

Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8]

Recommendation:

Pass the Motion.

Background:

Launched in 2019, the objective of the DREAM Project is primarily to assist homeowners in making exterior improvements that will have a visible neighborhood impact. A secondary goal was to encourage additional homeownership through a homebuyer component.

One of the innovative elements is that, through a mix of Community Development Block Grant (CDBG) and Capital Improvement Program (CIP) dollars that have been allocated annually, the program serves owners of all incomes. Typically, between 30–45 projects are awarded funding annually, totaling roughly 250 projects over the past six years. Each year, \$600,000 in CIP funding and \$300,000 in CDBG funding has been allocated to DREAM with additional dollars from each fund covering administrative costs.

In June 2024, Council asked staff to consider expanding the program to include additional neighborhoods and explore additional funding for this expansion. The Heritage Fund was created with proceeds from the sale of the Heritage High Rise property in 2021. Approval of this Motion would allocate an additional \$425,000 annually from the Heritage Fund to extend DREAM to the Ridgeview East and Central East neighborhoods (see attached map). Staff estimates this would allow roughly 16 additional projects, with perhaps three to five being new homebuyers. Approval would also set-aside an additional \$25,000 (6%) in Heritage Funds for the additional administrative costs. Pending approval of the FY 2027 budget with regard to CIP and CDBG funds, staff would solicit applications from the newly expanded area in the summer of 2026.

Attachments:

1. Dream Expansion Areas





**Legend**

- Ridgeview East
- Central East
- Dream Area

**Map Labels:**

**Streets:** W 76TH ST, N DIVISION ST, N PINE ST, W 53RD ST, W 46TH ST, W 35TH ST, W 29TH ST, W CENTRAL PARK AVE, W LOCUST ST, W 4TH ST, W 2ND ST, W RIVER DR, W KIMBERLY RD, N FAIRMOUNT ST, N LINCOLN AVE, W KIMBERLY RD, W 12TH ST, E 12TH ST, ELM ST, W RIVER DR, ROCKINGHAM RD, TELEGRAPH RD, W RIVER DR, W 12TH ST, E 12TH ST, ELM ST, W 12TH ST, E 12TH ST, ELM ST.

**Landmarks:** Arsenal Island, Rock Island.

**Highways:** I-80, I-74.

**City Limit:** Dashed line indicating the city boundary.

City of Davenport

Department: Public Works  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**9/17/2025**

Subject:

First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

The Scott County Engineer's Office completed a review of the area on East 90th Street in the vicinity of the Bettendorf Soccer Complex and determined that parking should be restricted along East 90th Street east of Scott Park Road for 1,500 feet and west of Scott Park Road for 400 feet. They recommend restricting parking on the road shoulders around the intersection with Scott Park Road based on:

- Parked vehicles creating sight distance obstructions that hinder safe turn movements.
- Insufficient shoulder width for car doors to not swing into the travel way.
- Parked vehicles obstructing the driver's view of traffic signs.
- Overall congestion during soccer games.
- Children crossing the high-speed highway.

The south side of East 90th Street is within the Davenport City Limits and therefore, the Davenport Municipal Code needs to be amended to include this area in order for the Scott County Sheriff's Office to enforce the parking restrictions.

Attachments:

1. Ordinance



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SCHEDULE VII NO PARKING OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING EAST 90TH STREET ALONG THE SOUTH SIDE FROM 1,500 FEET EAST OF SCOTT PARK ROAD TO 400 FEET WEST OF SCOTT PARK ROAD.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VII No Parking of Chapter 10.96 entitled "Schedules" the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as provided by law.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works  
Contact Info: Gary Statz | 563-326-7754

**Action / Date**  
**9/17/2025**

Subject:

First Consideration: Ordinance amending Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Central Park Avenue from Fairmount Street to Emeis Park Drive. [Ward 1]

Recommendation:

Adopt the Ordinance.

Background:

A seven-ton weight restriction on Central Park Avenue from Fairmount Street to Emeis Park Drive is justified for consistency and improved traffic safety. Similar restrictions already exist on Emeis Park Drive, Emerald Drive, and Zenith Avenue between Central Park Avenue and Locust Street. Currently, trucks traveling west on Central Park Avenue beyond Fairmount have no practical, legal route to reach Locust Street without entering restricted residential streets. Establishing a weight limit on this segment will prevent cut-through truck traffic, reduce pavement wear, and improve safety for neighborhood residents. Trucks will instead be directed to Fairmount Street, which is better suited to handle heavy vehicle traffic and provides access to both Locust Street and Kimberly Road.

Attachments:

1. Ordinance



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SCHEDULE XIII SEVEN TON WEIGHT LIMIT OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING CENTRAL PARK AVENUE FROM FAIRMOUNT STREET TO EMEIS PARK DRIVE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

Central Park Avenue from Fairmount Street to Emeis Park Drive

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as provided by law.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled)**: East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

**\*REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA\***

Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure**: South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures**: East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled)**: North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure**: Marquette Street from West 4th Street south to the alley. [Ward 3]

Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure**: Iowa Street from River Drive to East 2nd Street. [Ward 3]

Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures**: westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]

Recommendation:



Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street, lane, and public ground closure requests based on the recommendation of the Special Events Committee.

Central High School Homecoming Parade | Alderwoman Newton and Alderman Gripp have agreed to request suspension of the rules so the two items for the Central High School Homecoming Parade will be considered in time for the event. This will appear under Other Ordinances, Resolutions and Motions later on the agenda.

Attachments:

1. Resolution
2. Central Homecoming Parade Route
3. Central Homecoming Parade Flyer to Residents
4. Howl-o-ween Closure Map
5. Fire Muster and Lights & Sirens Closure Map
6. West Homecoming Parade Route
7. West Homecoming Parade Flyer to Residents
8. Hey, MS, Take a Walk! Closure Map
9. Ranch Riders Brotherhood 40th Anniversary Closure Map
10. No Kings March Map

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closure requests on the listed dates and times for outdoor events.

*Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure:** South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]*

*Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]*

*Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]*

*Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]*

*Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]*

*Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed dates and times that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved.

Passed and approved this 24th day of September, 2025.

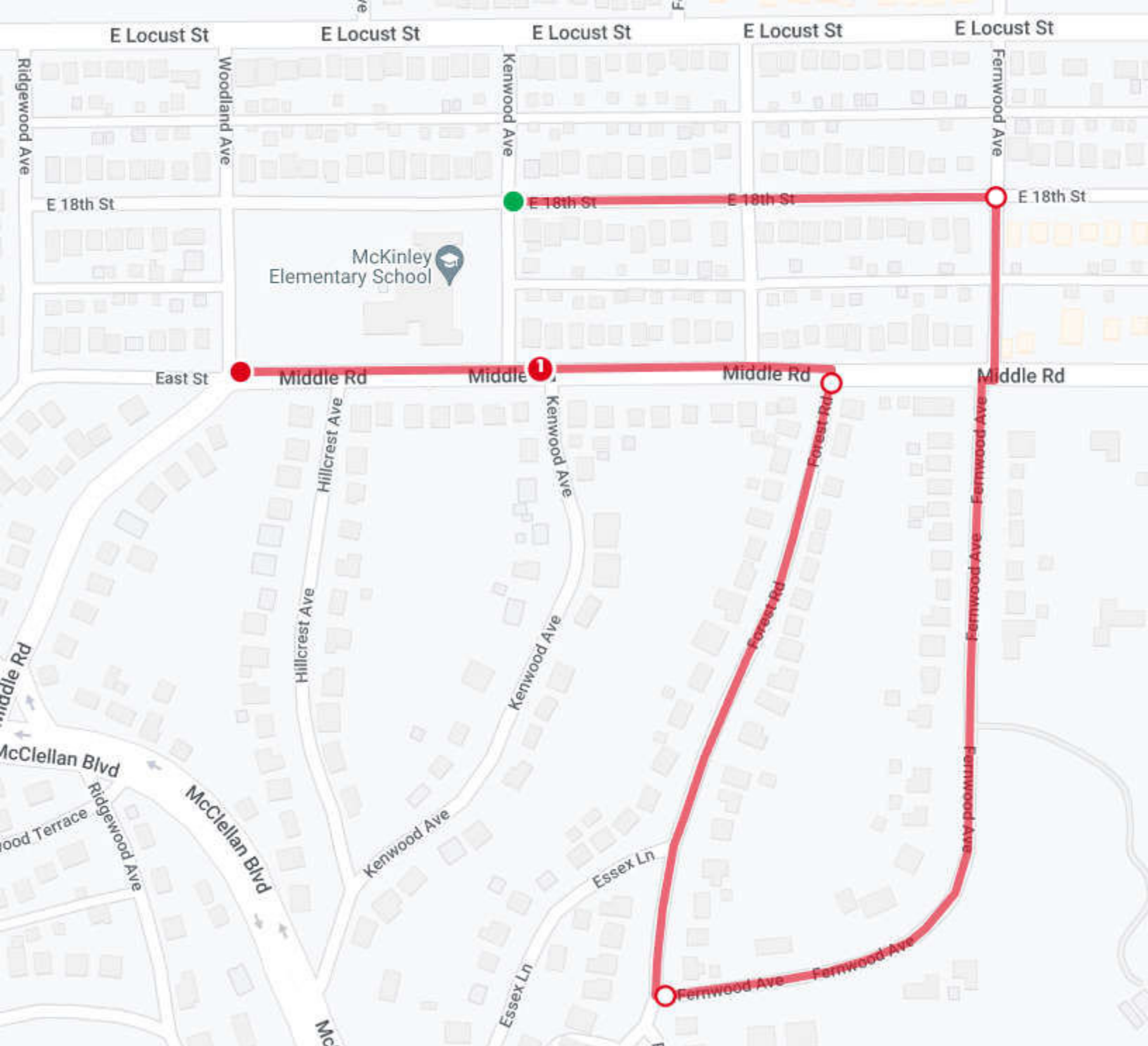
Approved:

Attest:

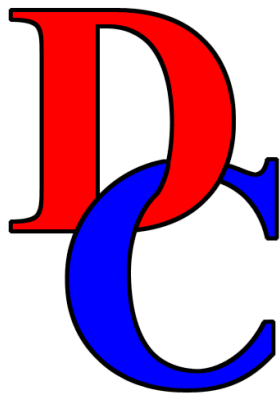
\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk





# Central Homecoming Parade



The Homecoming Parade and Route are set!  
In an effort to make the route as safe as possible for our students, we encourage anyone with a residence on our parade route to move any vehicles off of the street on **Wednesday, September 24th between 6 - 7pm.**

**The route for the parade will be:**

- 18<sup>th</sup> Street going east from McKinley
  - Fernwood south to Forest Rd
  - Forest Rd North to Middle Rd
  - Middle Rd west to Woodland St

We would also love to have you come out and support the Blue Devils along the route, ending with a Pep Rally at McKinley.

**Please come out and Enjoy the Festivities!**



Howl-o-ween in the Park  
Saturday, October 4  
12-2 PM  
Centennial Dog Park  
315 S. Marquette St.

S Marquette St



Vendor Line Up   Stage   Vendor Line Up

Vendor Line Up



Beiderbecke Dr

Playground Parking Lot

Playground

Beiderbecke Dr

Additional  
Parking Lot



Centennial  
Dog Park



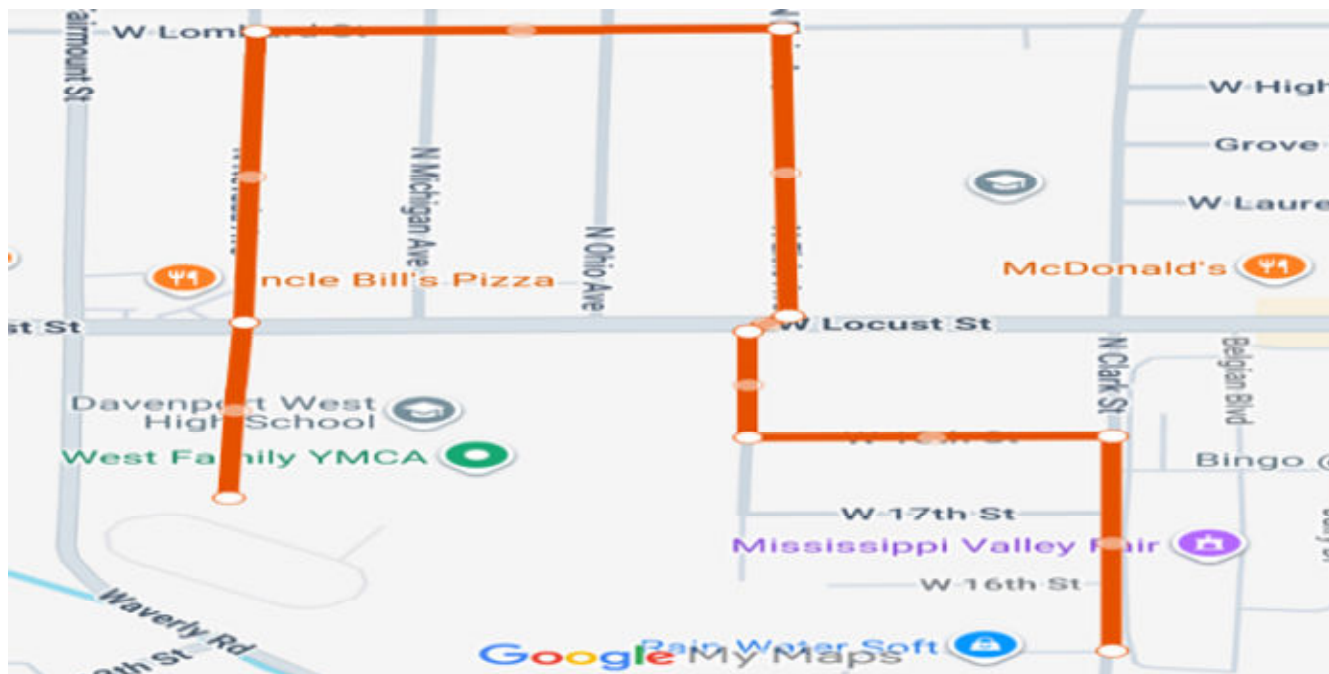
Centennial  
Dog Park

Spray Park









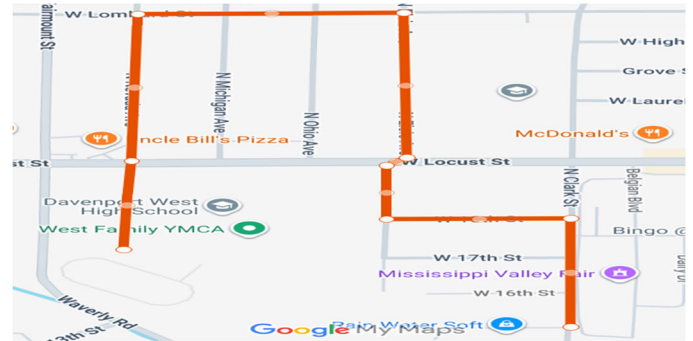
# You're Invited!

## To West High School's annual Homecoming Parade

Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin  
([hockera@davenportportschools.org](mailto:hockera@davenportportschools.org) ,  
[mouging@davenportportschools.org](mailto:mouging@davenportportschools.org)) for more info.



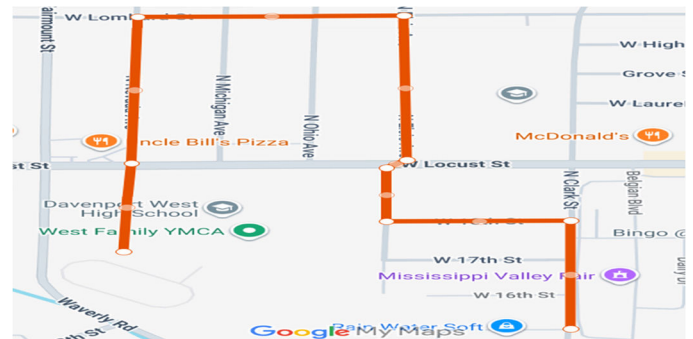
# You're Invited!

## To West High School's annual Homecoming Parade

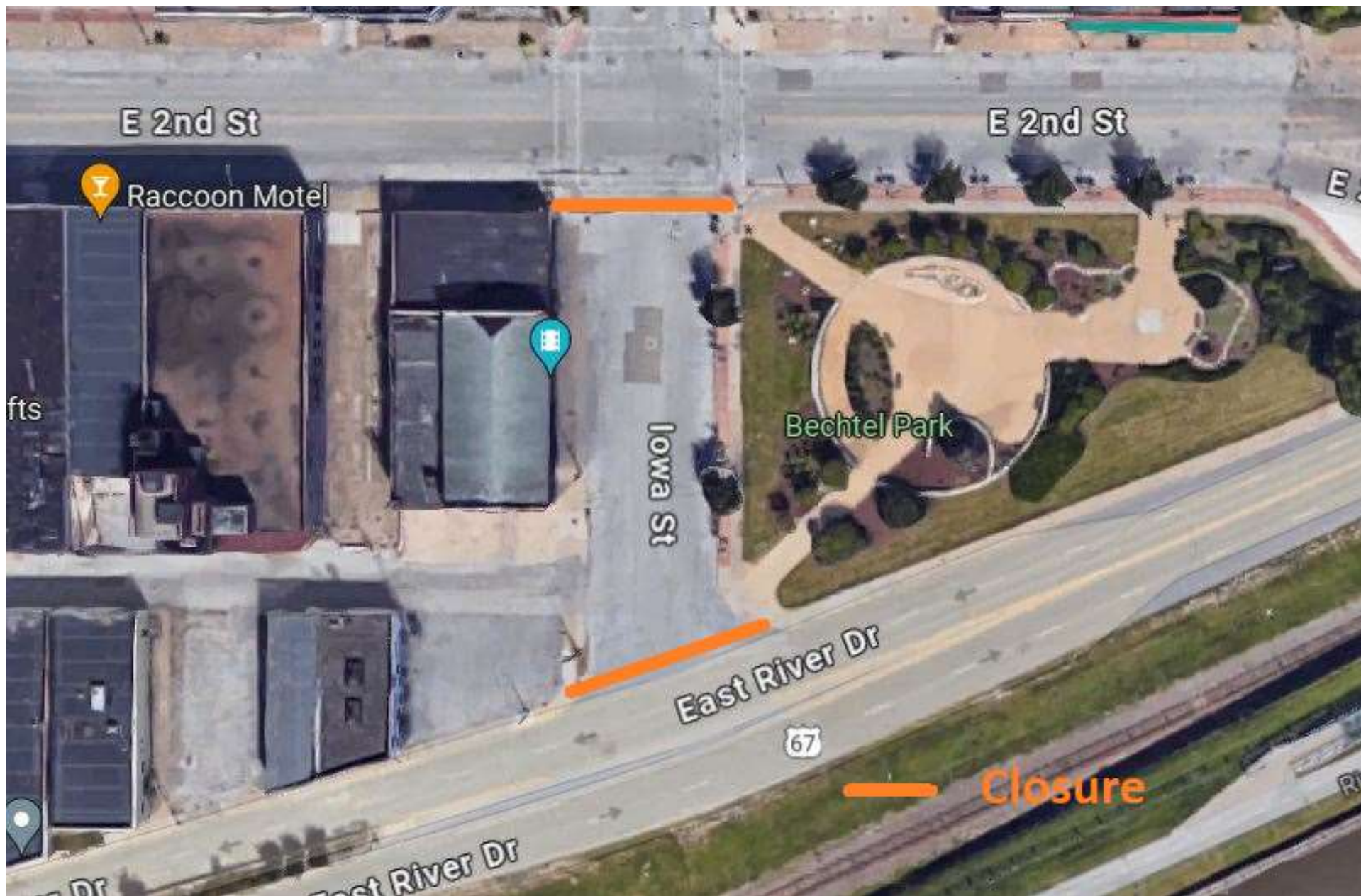
Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

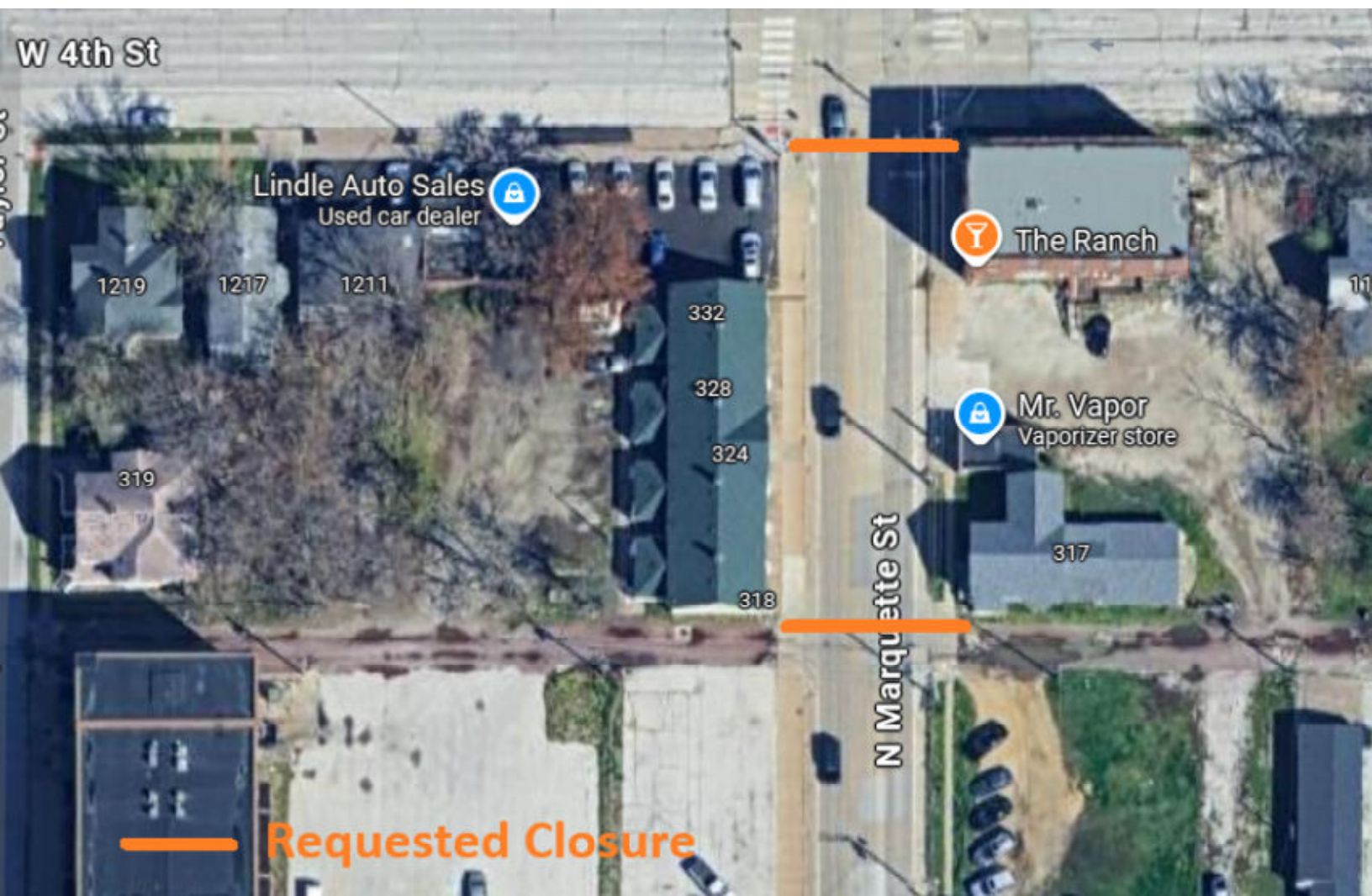
Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin  
([hockera@davenportportschools.org](mailto:hockera@davenportportschools.org) ,  
[mouging@davenportportschools.org](mailto:mouging@davenportportschools.org)) for more info.













City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**9/17/2025**

Subject:

Motion approving noise variance requests on the listed dates and times for outdoor events.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

**\*REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA\***

Davenport Community School District; North High School Homecoming Parade; see attached parade route; 5:00 p.m. - 6:30 p.m. Thursday, September 25, 2025; Outdoor music/band, over 50 dBA. [Wards 7 & 8]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 12:00 p.m. - 3:00 p.m. Sunday, October 5, 2025; Outdoor music, over 50 dBA. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; Outdoor music/band, over 50 dBA. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 11, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Central High School Homecoming Parade | Alderwoman Newton and Alderman Gripp have agreed to request suspension of the rules so the two items for the Central High School Homecoming Parade will be considered in time for the event. This will appear under Other Ordinances, Resolutions and Motions later on the agenda.

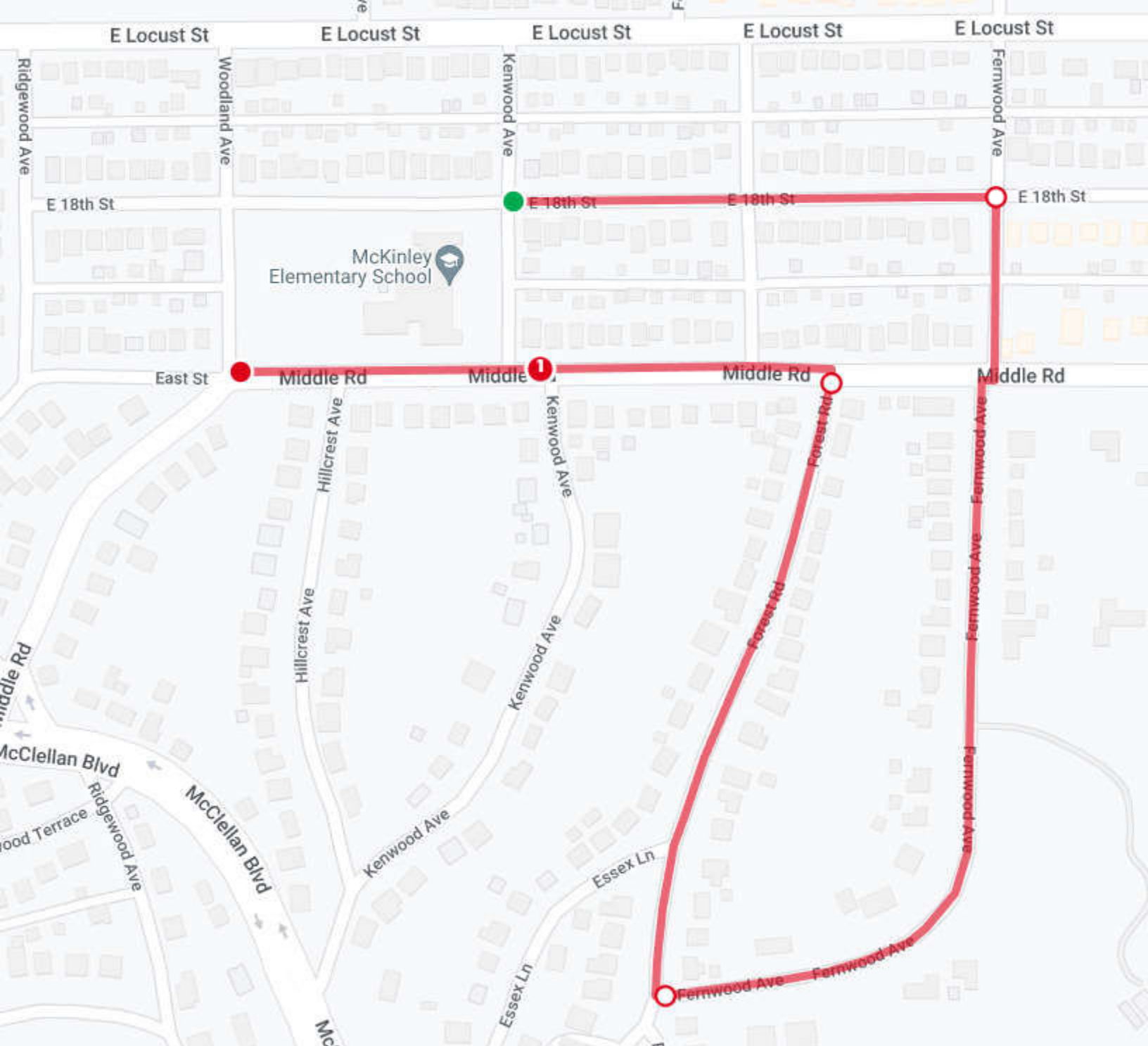
North High School Homecoming Parade | At the September 10 City Council meeting, the request for street closures was approved as scheduled. However, the accompanying noise variance request was inadvertently omitted from the agenda.

Attachments:

1. Central Homecoming Parade Route
2. Central Homecoming Parade Flyer to Residents

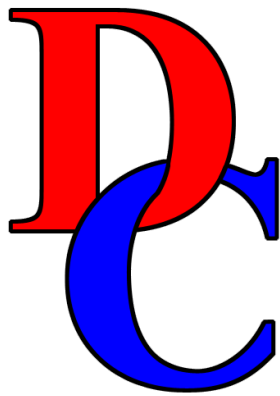


3. North Homecoming Parade Route Map
4. North Homecoming Parade Flyer to Residents
5. West Homecoming Parade Flyer to Residents





# Central Homecoming Parade



The Homecoming Parade and Route are set!  
In an effort to make the route as safe as possible for our students, we encourage anyone with a residence on our parade route to move any vehicles off of the street on **Wednesday, September 24th between 6 - 7pm.**

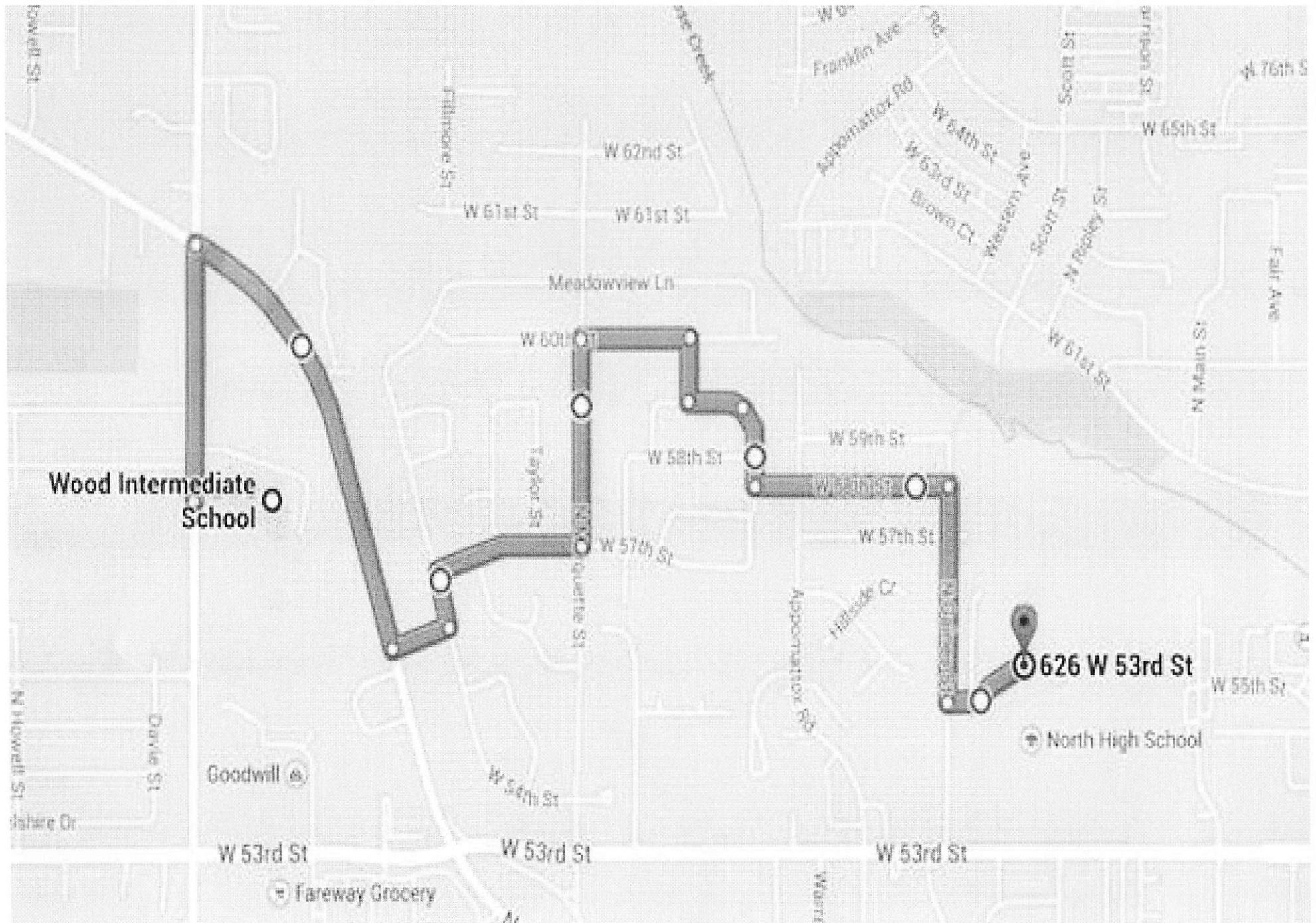
**The route for the parade will be:**

- 18<sup>th</sup> Street going east from McKinley
  - Fernwood south to Forest Rd
  - Forest Rd North to Middle Rd
  - Middle Rd west to Woodland St

We would also love to have you come out and support the Blue Devils along the route, ending with a Pep Rally at McKinley.

**Please come out and Enjoy the Festivities!**

## HOMECOMING PARADE ROUTE







NOTICE!

# 2025 NORTH HOCO PARADE!

---

---

**The North Hoco parade will be crossing  
past your house with our band playing.**

---

---

**Where: Detailed Route on the back**

**When: Sept. 25th 5pm-7pm**

---

---

**To submit an objections to this temporary  
closure, please contact Brian Krup, Deputy  
City Clerk, at  
[Brian.Krup@davenportiowa.com](mailto:Brian.Krup@davenportiowa.com)**

---

---

**Notice!**





# Detailed Parade Route

---





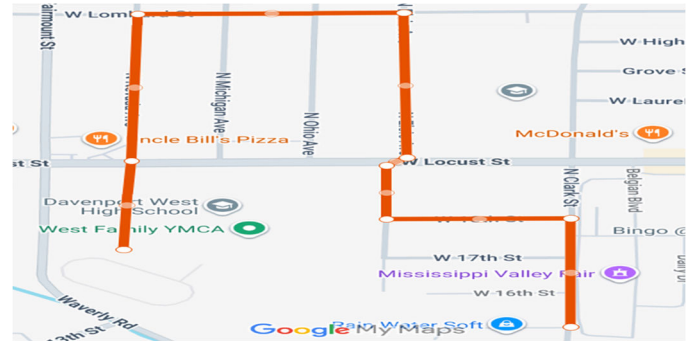
# You're Invited!

## To West High School's annual Homecoming Parade

Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin  
([hockera@davenportportschools.org](mailto:hockera@davenportportschools.org) ,  
[mouging@davenportportschools.org](mailto:mouging@davenportportschools.org)) for more info.



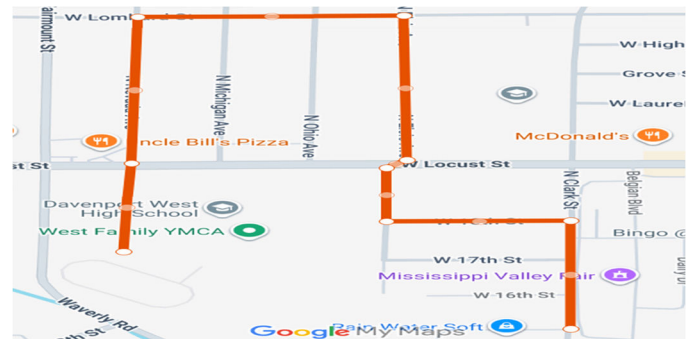
# You're Invited!

## To West High School's annual Homecoming Parade

Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin  
([hockera@davenportportschools.org](mailto:hockera@davenportportschools.org) ,  
[mouging@davenportportschools.org](mailto:mouging@davenportportschools.org)) for more info.



City of Davenport

Department: Finance  
Contact Info: Jamie Swanson | 563-326-7795

**Action / Date**  
**9/17/2025**

Subject:  
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc.  
(as noted):

**Ward 3**

FRIENDS of the Davenport Library (FRIENDS of the Davenport Library) – 321 Main Street –  
Temporary Event September 27 – License Type: Special Class C Beer/Wine (On-Premises)

The Wandering Crowd (The Wandering Crowd, LLC) – 101 West River Drive – Temporary  
Outdoor Event October 4th – License Type: Class C Liquor (On-Premises)

**Ward 6**

Board & Brush Creative Studio – Quad Cities (Exline Signs and Things, LLC) – 5169 Utica Ridge  
Road – New License – License Type: Special Class C Beer/Wine (On-Premises)

B. Annual license renewals (with outdoor area as noted):

**Ward 1**

Holy Name Society (St Alphonsus Church of Davenport, Iowa) - 2618 Boies Avenue - Outdoor  
Area - License Type: Special Class C Beer/Wine (On-Premises)

**Ward 3**

Raw Bar (RawBar) - 136 East 3rd Street Unit A - Outdoor Area - License Type: Class C Liquor  
(On-Premises)

**Ward 4**

Rio Grande Mexican Restaurant Y Cantina, LLC (Rio Grande Mexican Restaurant Y Cantina, LLC)  
- 1414 West Locust Street - License Type: Class C Liquor (On-Premises)

**Ward 6**

Pho Fusion, LLC (Pho Fusion, LLC) - 5266 Utica Ridge Road - Outdoor Area - License Type:  
Class C Liquor (On-Premises)

Recommendation:



Pass the Motion.

Background:

These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:

None

City of Davenport

Department: Public Works  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**9/17/2025**

Subject:

Resolution accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project reconstructed the pavement on Emerald Drive, including ADA upgrades, sidewalk and driveway approaches, from 1316 Emerald Drive to West Locust Street.

The final cost was \$615,848.14 which was funded in CIP #35062.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062.

WHEREAS, the City entered into a contract with Langman Construction, Inc of Rock Island, Illinois for the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project; and

WHEREAS, the work of reconstructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost for the project was \$615,848.14.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14 is hereby accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**9/17/2025**

Subject:

Resolution accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$111,354.77, CIP #35061. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project completed repairs to the Credit Island causeway from River Drive to Credit Island Park. The project consisted of pavement patching in areas of the roadway that were damaged during the 2023 and 2024 flood events.

The total cost of the project was \$111,354.77, which was funded in CIP# 35061. Project costs are 75% reimbursable through a FEMA grant.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction, Inc of Rock Falls, Illinois in the amount of \$111,354.77 CIP #35061. [Ward 1]

WHEREAS, the City entered into a contract with Porter Brothers Construction of Rock Falls, Illinois for the Credit Island Causeway Repair project; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost for the project was \$111,354.77.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Credit Island Causeway Repair project by Porter Construction of Rock Falls, Illinois in the amount of \$111,354.77 is hereby accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**9/17/2025**

Subject:

Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The Ryan/TVS Warehousing site development project adds a 224,000 square foot facility between Hillandale Road and Granite Way just south of Slopertown Road. The developer is E.T. Davenport LLC of St. Louis, Missouri. The plans for the site improvements were created by Shive Hattery of Des Moines, Iowa. The construction of the storm and sanitary sewers were completed by Ryan Companies U.S.

This Resolution accepts:

- 4 new sanitary sewer manholes (RC-17-54 to RC-17-60) and approximately 785 linear feet of 8" sanitary sewer PVC pipe connecting to existing sanitary manhole G-102-45.
- 2 new storm manholes (13849 & 13850), and 63 linear feet of 24" RCP.

The Public Works Department has inspected the work and found it to be acceptable according to City of Davenport specifications. This portion of the sanitary sewer has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting the sanitary sewer and storm sewer associated with the Ryan/TVS Warehousing site development.

WHEREAS, Ryan/TVS Warehousing site development has been developed by E.T. Davenport LLC of St. Louis, Missouri; and

WHEREAS, 4 new sanitary sewer manholes (RC-17-54 to RC-17-60) and approximately 785 linear feet of 8" sanitary sewer PVC pipe connecting to existing sanitary manhole G-102-45 was constructed by Ryan Companies U.S; and

WHEREAS, 2 new storm manholes (13849 & 13850), and 63 linear feet of 24" RCP was constructed by Ryan Companies U.S; and

WHEREAS, the sanitary sewer and storm sewer installation associated with the Ryan/TVS Warehousing site development have been satisfactorily completed, and the City has a four-year maintenance bond on file in the amount of \$154,185 (sanitary sewer and storm sewer).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Ryan/TVS Warehousing site development improvements, which sanitary sewer and storm sewer constructed by Ryan Companies U.S., having been satisfactorily completed, are hereby formally accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

This project would renovate a portion of the Public Works Center, formally the Transit Annex, into a health and wellness center dedicated to serving all employees. Currently, occupational health services such as pre-employment physicals, work-related injury treatment, drug and alcohol screenings, general health screenings and return-to work evaluations, occur off-site.

The creation of an on-site location that provides these services will streamline employee care and improve overall efficiency. The center would specialize in occupational medicine and will be equipped to provide comprehensive injury care, preventative services and wellness programs tailored to the needs of city employees. Human Resources staff have conducted a preliminary assessment of service models, potential partnerships, and projected cost containment. Several municipalities of comparable size have reported improved outcomes and reduced workers' compensation costs through similar initiatives; the overall project is expected to lead to long-term savings for the organization within the Risk and Health Fund.

The project was designed by Legat Architects of Moline, Illinois. Funding is available through CIP #60042.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport Iowa for the Total Wellness Center project; and

WHEREAS, notice of Hearing on plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**9/17/2025**

Subject:

Resolution authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

Traffic volumes at the intersection of Utica Ridge Road and East 56th Street have grown to the point where improvements are necessary to reduce the delay experienced by motorists on East 56th Street trying to access Utica Ridge. A roundabout is recommended at this location because it will improve safety by reducing both the likelihood and severity of collisions compared to a traditional signalized intersection. In addition, a roundabout will help reduce vehicle emissions and fuel consumption by minimizing idling and stop-and-go traffic associated with signal control.

Staff is preparing a grant application to the Iowa Clean Air Attainment Program (ICAAP), which is due October 1. While a detailed cost estimate is still being refined, staff is confident the total project cost will not exceed \$1.75 million. Based on this amount, the City's required 20% match would not exceed \$350,000. A more specific cost estimate will be finalized and included in the application prior to submittal.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street.

WHEREAS, the City of Davenport, Iowa recognizes that traffic volumes at the intersection of Utica Ridge Road and East 56th Street are such that improvements are warranted to provide for the safe and efficient movement of vehicles; and

WHEREAS, a roundabout at this intersection will improve safety by reducing the likelihood and severity of collisions compared to a traditional signalized intersection; and

WHEREAS, a roundabout will also reduce vehicle emissions and fuel consumption by minimizing idling and stop-and-go traffic associated with signal control; and

WHEREAS, the project will contribute to the City's transportation and environmental goals by improving traffic flow, enhancing safety, and reducing harmful air pollutants; and

WHEREAS, the City will properly maintain and operate the proposed project for public use during the its useful life; and

WHEREAS, if awarded funding through ICAAP, the City shall commit the local match funds required for the project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Administration  
Contact Info: Doug Maxeiner | 563-888-3384

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time when an Interim City Administrator is appointed. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

With City Administrator Maxeiner stepping down effective October 1, 2025, due to health reasons, coverage for the City Administrator position will be needed until an Interim City Administrator is appointed and begins work. A separate Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) for an Interim City Administrator is on this agenda as well, but the proposed start date is not until November 3, 2025. As such, a gap of approximately one month will need to be addressed.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time an Interim City Administrator is appointed.

WHEREAS, the current City Administrator has tendered his resignation effective October 1, 2025, and an Acting City Administrator needs to be appointed until a permanent City Administrator or Interim City Administrator is hired; and

WHEREAS, the City Council has selected Ms. Nicole Gleason to serve as the Acting City Administrator in a temporary capacity; and

WHEREAS, this temporary appointment shall end on November 3, 2025, or when an Interim City Administrator or permanent City Administrator is appointed and begins employment, whichever is later; and

WHEREAS, upon the conclusion of the temporary assignment as Acting City Administrator, Ms. Gleason shall be restored to her former position as Assistant City Administrator and Public Works Director at her then current base salary and benefits; and

WHEREAS, to compensate the employee for the additional responsibilities during this time period while serving as Acting City Administrator, the employee shall be paid an out of class rate of 12% above the employee's then current rate for services provided; and

WHEREAS, all other benefits previously afforded to the employee shall continue during this time and remain unchanged upon her return to her previous position of Assistant City Administrator and Public Works Director.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that Assistant City Administrator Nicole Gleason is hereby appointed to the position of Acting City Administrator effective October 1, 2025, with the above conditions applied.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Administration  
Contact Info: Doug Maxeiner | 563-888-3384

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

With City Administrator Maxeiner stepping down effective October 1, 2025, an Interim City Administrator will need to be appointed until a candidate can be hired for the permanent position. No internal candidates are interested in serving as the Interim City Administrator for an extended period. Consequently, staff worked with MGT Impact Solutions, LLC (formerly GovTemps) to pursue candidates for the Interim City Administrator position.

MGT provided several candidates for consideration. Tim Gleason has risen to the top of the candidate pool and City Administrator Maxeiner and Human Resources Director Fleming are recommending consideration of his appointment. Mr. Gleason is currently on his second stint as City Manager in Decatur, Illinois, and has also served as City Manager in Bloomington, Illinois, and City Administrator in Washington, Illinois. He began his career as a police officer and served 21 years in public safety. His resume is included in the agenda packet.

Leasing an Interim City Administrator from MGT Impact Solutions is comparable to the cost of having a City Administrator as an employee, with costs projected to be approximately 5.1% higher through the Employee Leasing Agreement. In addition, a housing allowance or other arrangement will be provided to the leased employee to facilitate temporary housing.

Attachments:

1. Resolution
2. Employee Leasing Agreement
3. Tim Gleason Resume



Resolution No. \_\_\_\_\_

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary.

WHEREAS, the current City Administrator has tendered his resignation effective October 1, 2025, and an Interim City Administrator needs to be appointed until a permanent City Administrator is hired; and

WHEREAS, the services of Ms. Nicole Gleason have been secured to serve as Acting City Administrator for a limited duration; and

WHEREAS, the services of MGT Impact Solutions, LLC (formerly GovTemps) have been utilized to solicit outside candidates for the position of Interim City Administrator; and

WHEREAS, MGT Impact Solutions, LLC has provided several experienced candidates willing to perform these services; and

WHEREAS, Mr. Tim Gleason (no relation to Nicole Gleason) has risen to the top of the candidate pool due to his extensive experience and success in similar sized communities to Davenport; and

WHEREAS, an Employee Leasing Agreement with MGT Impact Solutions, LLC has been crafted to address the need for an Interim City Administrator and is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as the Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary, is hereby approved.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



## EMPLOYEE LEASING AGREEMENT

**THIS EMPLOYEE LEASING AGREEMENT** (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and the **City of Davenport** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

### SECTION 1 SCOPE OF AGREEMENT

**Section 1.01. Assigned Employee.** The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit A, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit A signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

**Section 1.02. Independent Contractor.** MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

### SECTION 2 SERVICES AND OBLIGATIONS OF MGT AND CLIENT

**Section 2.01. Payment of Wages.** MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and state law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to this Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

**Section 2.02. Workers' Compensation.** To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not





apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

**Section 2.03. Employee Benefits.** MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B**. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

**Section 2.04. Maintenance and Retention of Payroll and Benefit Records.** MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

**Section 2.05. Other Obligations of MGT.** MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).

**Section 2.06. Direction and Control.** The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees with respect to the work performed for the Client hereunder.

**Section 2.07. Obligations of the Client.** Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement;

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment;

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements;



(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement. Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement;

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining agreement;

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting; and

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

### **SECTION 3 FEES PAYABLE TO MGT**

**Section 3.01. Fees.** The Client will pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** (if applicable), including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Assigned Employee.

**Section 3.02. Payment Method.** Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

### **SECTION 4 INSURANCE**

**Section 4.01. General and Professional Liability Insurance.**

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. In the alternative, as applicable, the





Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall use its best efforts to obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s). To the extent that such coverage is available, responds to or defends against any such Losses, the Client shall have no further rights against MGT with relation thereto.

**Section 4.02. Certificate of Insurance.** Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

**Section 4.03. Automobile Liability Insurance.** The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his or her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

## **SECTION 5 DURATION AND TERMINATION OF AGREEMENT**

**Section 5.01. Term and Effective Date.** The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

**Section 5.02. Termination of Agreement for Failure to Pay Fees.** If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

**Section 5.03. Termination of Agreement for Material Breach.** If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice will be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

**Section 5.04. Termination of Agreement to execute Temp-to-Hire Option.** The Client may hire the Assigned Employee as a permanent or temporary employee of the Client at any time during the Term. Recognizing the substantial investment of time and resources by MGT under this Agreement to place its



Assigned Employee with Client, Client agrees to pay to MGT a conversion fee calculated as a percentage of the annual salary offered to the Assigned Employee by Client. Said conversion fees shall be paid according to the following schedule:

| Completed Time on Assignment | Executive Roles (Manager and Above) |
|------------------------------|-------------------------------------|
| 0-3 Months                   | 20.00%                              |
| 4-5 Months                   | 15.00%                              |
| 6-9 Months                   | 10.00%                              |
| 10-12 Months                 | 5.00%                               |
| 13+ Months                   | No Fee                              |

The conversion fee shall be paid to MGT no later than thirty (30) days after the date the Assigned Employee becomes the Client's employee.

## SECTION 6 NON-SOLICITATION

**Section 6.01. Non-Solicitation.** The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

**Section 6.02. Injunctive Relief.** The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

**Section 6.03. Survival.** The provisions of Section 6 survive the expiration or termination of this Agreement.

## SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

**Section 7.01. Indemnification by MGT.** MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.

**Section 7.02. Indemnification by the Client.** The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's





breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

**Section 7.03. Indemnification Procedures.** The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnifying Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

**Section 7.04. Survival of Indemnification Provisions.** The provisions of Section 7 survive the expiration or termination of this Agreement.

## **SECTION 8 MISCELLANEOUS PROVISIONS**

**Section 8.01. Amendments.** This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

**Section 8.02. Binding Effect.** This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

**Section 8.03. Counterpart Execution.** This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

**Section 8.04. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements,



tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

**Section 8.05. Further Assurances.** The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

**Section 8.06. Gender.** Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

**Section 8.07. Section Headings.** Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

**Section 8.08. Severability.** If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

**Section 8.09. Waiver of Provisions.** The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

**Section 8.10. Confidentiality.** Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

**Section 8.11. Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Florida applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

**Section 8.12. Force Majeure.** MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

**Section 8.13. Assignment.** Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.

## **SECTION 9 DISPUTE RESOLUTION**





**Section 9.01. Good Faith Attempt to Settle.** The Parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the Parties.

**Section 9.02. Governing Law/Jurisdiction.** If a dispute cannot be settled through good faith negotiation within thirty (30) days after the initial receipt by the allegedly offending party of written notice of the dispute, then the controversy or claim may be adjudicated by a federal or state court sitting in Florida. Venue and jurisdiction for any action under this Agreement is Tampa, Florida. This Agreement and any amendments hereto will be governed by and construed in accordance with the laws of the State of Florida.

**Section 9.03. Attorneys' Fees.** The Parties agree that, in the event of litigation under this Agreement, each Party is liable for only those attorneys' fees and costs incurred by that Party.

## **SECTION 10 NOTICES**

**Section 10.01. Notices.** All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

Notices will be deemed received at the earlier of actual receipt or three (3) days from mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to MGT:

MGT Impact Solutions, LLC  
4320 W Kennedy Blvd.  
Tampa, FL 33609  
Attn: Legal Notice/Contracts  
813- 327-4717 - [contracts@mgt.us](mailto:contracts@mgt.us)

Copy To:  
Michael J. Earl – Staffing Manager  
847-652-1310 – [mearl@mgt.us](mailto:mearl@mgt.us)

If to Client:

City of Davenport  
226 W. 4<sup>th</sup> Street  
Davenport, IA 52801  
Attn: Director of Human Resources, Alison Fleming  
563-326-7750 – [alison.fleming@davenportiowa.com](mailto:alison.fleming@davenportiowa.com)

***[Signatures on following page]***



IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

**MGT IMPACT SOLUTIONS, LLC**

By \_\_\_\_\_  
Name: A. Trey Traviesa  
Title: CEO

**Effective Date:** October 6, 2025

**CITY OF DAVENPORT**

By \_\_\_\_\_  
Name: Mike Matson  
Title: Mayor





**EXHIBIT A**  
**Assigned Employee and Base Compensation**

As of October 6, 2025 ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and the **City of Davenport** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated October 6, 2025 ("Agreement").

**ASSIGNED EMPLOYEE:** Timothy Gleason

**POSITION/ASSIGNMENT:** Interim City Administrator

**POSITION TERM:** October 6, 2025 – April 10, 2026. Upon mutual agreement of both parties, the term may be extended up to October 9, 2026. Either party may terminate the agreement at any time by providing thirty (30) days advance written notice.

**BASE COMPENSATION:** \$6,413/week. Compensation assumes assigned employee will be paid for holidays on the same schedule client provides to its employees. Specific hours of work will be determined between the client and the employee.

**OTHER - PAID TIME OFF:** Client will provide one-hundred twenty (120) hours of PTO to the assigned employee in a *Time Bank* for use during the position term. Time off shall be approved in advance by the client. Any unused PTO will not be paid out at the end of the position term.

**OTHER – TEMPORARY HOUSING:** Client will coordinate any temporary housing needs directly with the employee. Assistance may include a weekly or monthly stipend in an amount agreed to by the client and the employee, and will be provided directly to the employee by the client.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

**MGT IMPACT SOLUTIONS, LLC**

**CITY OF DAVENPORT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.



**EXHIBIT B**  
**Summary of Benefits**

DOES NOT APPLY



# ***Tim Gleason, ICMA-CM***

## **PROFILE**

Dynamic municipal leader with expertise in economic development, strategic planning, labor relations, HR, fiscal management, emergency management, and public safety. Visionary with a track record of driving operational efficiency, cutting government costs, and seizing opportunities. Committed to achieving the best outcomes through genuine relationships, collaboration, transparency, and open communication. Professional, high-integrity, always approachable, and believes in the power of humor when appropriate!

## **DIRECTLY RELEVANT PROFESSIONAL EXPERIENCE**

**City of Decatur, Illinois** (County Seat – Population 70,522)

5/2024 to present

### **CITY MANAGER**

Recruited and hired for a second time in 2024 for a short-term transitional role during my planned long-term relocation to a different state to address five specific issues: preparing the council equally to conduct the business of the City, repairing relationships with major City benefactors, examining and stabilizing City finances, resolving union stalemates and boosting employee morale.

### **Accomplishments:**

- Review of the City's current financial state:
  - Discovered \$3.2 million staff overspend was discovered that led to staff removal due to malfeasance.
  - Added new sustainable revenue streams to broaden tax base & diversify revenue streams to fund City priorities post ARP funds.
  - Delivered a balanced FY2025 Budget (\$337.5M All-Funds, \$96.3M Operating) with Council approval.
- Successfully negotiated Police and AFSCME collective bargaining agreements before current contracts ended after years of gridlock.
  - The City saved \$300,000 by eliminating the need for outsourced counsel used in previous negotiations.
- Repaired fractured development and foundation investor relationships.
  - Global Howard G. Buffett Foundation is now working on new City projects.
  - First multifamily housing development in decades now in design.
- Encouraged and facilitating new software solutions to improve efficiency and cost-savings.
- Guided City toward a more sustainable, accessible, and modern transit system by securing infrastructure funding without burdening the local budget.
- Implemented plan to become a "employer of choice" rooted in a culture of Servant Leadership to address workforce recruitment and retention.

**City of Bloomington, Illinois** (County Seat – Population 79,094)

7/2018 to 5/2024

### **CITY MANAGER**

Managed all operations for a full-service municipal organization with 1,075 employees, including nearly 700 full-time staff members. The workforce is a mix of classified employees and union members across eleven unions. Responsible for overseeing the FY24 Operating Budget of \$143 million and an All-Funds Budget of \$305 million. Bloomington, located in central Illinois, is a rapidly growing region, home to major companies like State Farm, Country Financial, Beer Nuts, Ferrero USA, and electric vehicle manufacturer Rivian Automotive. It also features the larger Twin City, a regional airport, two universities, and strong healthcare systems.

### **Accomplishments:**

- Joined the City in 2018 to address immediate issues including negative public perceptions of the City Council and staff, stalled economic development, aging infrastructure, and a declining downtown:
  - Resolved perceived dysfunction within the City Council, which was due to inadequate preparation and collaboration by the former city manager.
  - Improved understanding of City finances among the Council and the community:
    - Developed the Monthly Finance Director's Report.
    - Created the Budget 101 Series, a digital library with in-person community education open houses.

- Achieved two Moody's financial rating upgrades that brought the City's rating to Aa1.
- Secured unanimous City Council approval for the \$109 million Downtown Streetscape plan to bring a new look, feel, energy and critical infrastructure to Downtown Bloomington.
  - First phase construction design is now complete with work expected to start in May 2025.
- Created the City's Economic & Community Development Department to drive development and manage neighborhood conditions:
  - Almost a half billion dollars in new investment under construction during my tenure including construction of Ferrero Chocolate's first North American Chocolate Facility in Bloomington.
  - Implemented aggressive code enforcement focused on compliance education rather than just penalties.
- Hired a federal lobbyist in 2023 resulting in \$5.2 million in federal earmarks being allocated to the City to date.
- Designed and received approval for a 20-year, \$400 million update of the City's water utility system, now underway.
- Managed final design and completion of new \$15 million Aquatics Park and \$23 million Municipal Library.
- Addressed issues within the Parks & Recreation Department that required leadership change:
  - Took proactive steps to increase programming after years of decline.
  - Addressed equipment and infrastructure needs ignored for several years.
  - Regained accreditation with the American Zoo Association after learning of long-standing issues at the City's 100-year-old Miller Park Zoo.
- Created City Arts & Entertainment Department:
  - Managed the turnaround of a 7,000-seat arena and 1,500-seat performing arts center
  - Arena generated more than \$1 million in revenue in the first half of 2024 that drove more than 200,000 visits to Downtown Bloomington.
  - Signed a 20-year partnership with Hallett Sports & Entertainment establishing the Bloomington Bison, a New York Rangers ECHL hockey affiliate expected to generate \$15 million+ in profit for the City.

**City of Decatur, Illinois** (County Seat – Population 76,122)

3/2015 to 7/2018

**CITY MANAGER**

Supervised all activities of this full-service municipal organization, with a water utility that employed 500+ full-time union and non-union staff with a total FY2018 budget of more than \$173,000,000.

**Accomplishments:**

- \$300 million+ in new investment during my tenure to include development of a lakeshore amphitheater, entertainment promenade and downtown streetscape program.
- Emphasis on elected effectiveness and visibility
  - Created a newly elected orientation included tours of City facilities, focusing on opportunities
  - Formalized Goals and publicly communicated in terms of short & long-term goals/opportunities
  - Extreme care and transparency on all matters regarding finances to educate the public
  - Identified key issues that elected were unaware of and addressed without public embarrassment
  - Effective at finding common ground amongst differing viewpoints
- Facilitated \$30 million Howard G. Buffett Foundation investment to redevelop 31 acres of blighted vacant City owned property into a multifaceted social services campus providing health, dental and educational services to underserved residents.
- Correct major flaws in the ongoing 7-year, \$95 million dredging project that exposed the City to millions of dollars in additional costs.
- Increased staff morale, value and effectiveness with clear expectations, encouragement, proper tools, and training to be successful, then evaluated performance with accountability.
- Major focus on transportation efforts for the City and region to capitalize on growth opportunities.
- Addressed long delayed infrastructure and facility issues.

**City of Washington, Illinois** (Population 15,134)

11/2012 to 3/2015

**CITY ADMINISTRATOR**

Supervised all activities of this full-service municipal organization, with a water utility that employed 100+ full-time union and non-union staff with an operating FY2015 budget of \$18,000,000.



## **Accomplishments:**

- Led recovery efforts from a November 2013 EF4 tornado impacting 1,100+ homes with more than \$150 million in property loss.
- Negotiated a letter of understanding with Illinois Attorney General's Office avoiding a consent decree for a sewer plant EPA violation that originated under my predecessor
- Seized many opportunities to enhance cost-efficiency, productivity, and service quality.

### **State of Illinois, Springfield, Illinois**

1/2010 to 11/2012

DEPUTY DIRECTOR at Department of Commerce and Economic Opportunity

Oversaw all matters involving human resources, labor relations, management operations and payroll.

CHIEF EXECUTIVE OFFICER of Illinois Correctional Industries

Oversaw all finance, marketing, human resources, labor relations, information technology, administrative affairs, facilities, and fleet management for this division of the Illinois Department of Corrections. Mission was to create a pathway of success, reduce recidivism, and provide occupational opportunities upon release.

- Served as the Midwest Regional Director for the National Correctional Industry Association

### **City of Pekin, Illinois (Population 33,656)**

1/1989 to 1/2010

LAW ENFORCEMENT Retired in management to pursue a career in city management.

## **PROFESSIONAL LEADERSHIP**

### **Federal Emergency Management Agency, Washington D.C.**

12/2021 to Present

BOARD MEMBER National Advisory Council advises on all aspects of emergency management, including preparedness, protection, response, recovery, and mitigation for natural disasters, acts of terrorism and other manmade disasters.

### **Emergency Management Institute, Emmitsburg, Maryland**

1/2021 to Present

INSTRUCTOR Teach and was on the team assembled by FEMA creating "Just-In-Time Disaster Recovery."

### **Central Illinois Regional Broadband Network, Bloomington, Illinois**

9/2018 to 5/2024

BOARD PRESIDENT CIRBN has 100+ miles of fiber optic cable throughout Central Illinois that encompasses six counties, 20 communities and includes more than 100 partners.

### **University of Illinois, Springfield, Illinois**

8/2008 to 5/2020

ADJUNCT PROFESSOR Taught undergraduate Criminal Investigation and Community Policing.

(Note – Additional current and past professional affiliations can be provided upon request)

## **EDUCATIONAL EXPERIENCE**

### **Graduate & Undergraduate**

- Master of Arts Degree in Public Administration, with a Graduate Certificate in Collective Bargaining, University of Illinois at Springfield
- Bachelor of Arts in Management, with a Minor in Labor Relations, University of Illinois at Springfield

### **Professional Engagement**

- Harvard Kennedy School, Senior Executives in State & Local Government – July 2025 Cohort
- Naval Postgraduate School's Center for Homeland Defense & Security, Executive Leaders Program – Cohort #1701
- International City/County Management Association
  - Credentialed Manager (ICMA-CM)
  - Gettysburg Leadership Institute
  - Mid-Career Managers Institute
- International Public Management Association for Human Resources, Senior Certified Professional

(Note – Additional training records and certifications can be provided upon request)

City of Davenport

Department: Administration  
Contact Info: Doug Maxeiner | 563-888-3384

**Action / Date**  
**9/17/2025**

Subject:

Resolution authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

During the July 11, 2025, rain event where 4.55" fell in a 24-hour period and 5.76" fell in a 48-hour period in Northwest Davenport according to the National Weather Service, basement walls of two homes on North Ohio Avenue were structurally damaged due to flash flooding. As staff investigated this occurrence, prior incidents were discovered. For 2018 North Ohio Avenue, basement walls were structurally damaged (collapsed) due to flash flooding in 1965 and 1990 in addition to the 2025 event. Staff is investigating the history of 2024 North Ohio Avenue but the frequency and extent of damage from flash flooding appears similar. These properties are the only two that repeatedly suffer structural damage due to flash flooding in this area. Both structures are currently deemed uninhabitable.

Staff is proposing to purchase the two properties for a not-to-exceed price set at the most recent assessed value according to the Scott County Assessor's website, less anticipated demolition costs. If approved, staff intends to demolish the structures, grade the sites for a detention basin, and restrict future building activity on the parcels to prevent future damage to private property.

Attachments:

1. Resolution



Resolution No. \_\_\_\_\_

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes located at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project.

WHEREAS, during the July 11, 2025, rain event when several inches of rain fell within a 48-hour period, basement walls of two homes on North Ohio Avenue sustained structural damage due to flash flooding; and

WHEREAS, flash flooding in 1965 and 1990 previously caused structural damage, including collapsed basement walls, at 2018 North Ohio Avenue, and while staff is still investigating the history of 2024 North Ohio Avenue, the frequency and extent of damage from flash flooding appear comparable; and

WHEREAS, staff proposes purchasing the two properties at a not-to-exceed price equal to the most recent assessed value established by the Scott County Assessor, less anticipated demolition costs; and

WHEREAS, the plan is to demolish the structures, grade the sites for a detention basin, and restrict future building activity on the parcels to prevent further damage to private property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to initiate discussions to purchase two single-family, owner-occupied homes located at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

---

Mike Matson  
Mayor

---

Brian Krup  
Deputy City Clerk

City of Davenport

Department: City Council

Contact Info: Alderwoman Newton and Alderman Gripp | 563-888-2066 |

**Action / Date**

**9/17/2025**

Subject:

Motion for suspension of the rules to vote on the listed items.

Recommendation:

Background:

Attachments:

None



City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**9/17/2025**

Subject:

Resolution approving a street, lane, or public ground closure request on the listed date and time for an outdoor event.

Davenport Community School District; Central High School Homecoming Parade; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled)**: East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street, lane, and public ground closure requests based on the recommendation of the Special Events Committee.

Attachments:

1. Resolution
2. Central Homecoming Parade Route
3. Central Homecoming Parade Flyer to Residents

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a street, lane, or public ground closure requests on the listed date and time for outdoor events.

*Davenport Community School District; Central High School Homecoming Parade; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled):** East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for an event on the listed date and time that is requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure request is hereby approved.

Passed and approved this 17th day of September, 2025.

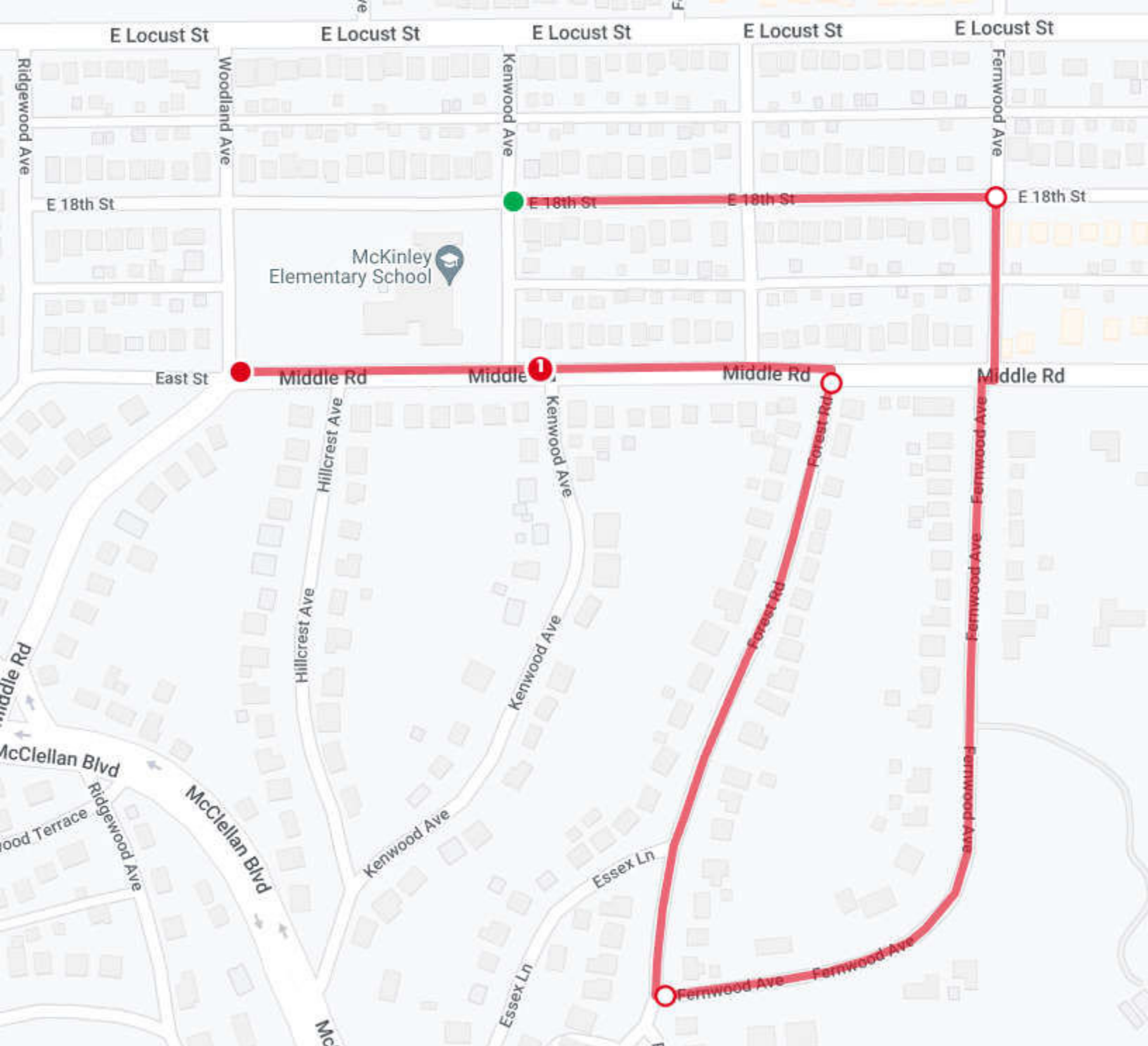
Approved:

Attest:

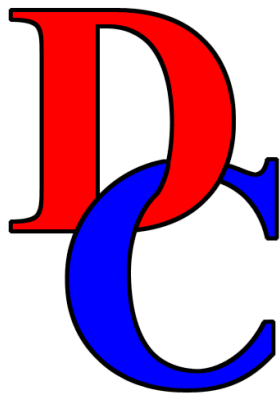
\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk





# Central Homecoming Parade



The Homecoming Parade and Route are set!  
In an effort to make the route as safe as possible for our students, we encourage anyone with a residence on our parade route to move any vehicles off of the street on **Wednesday, September 24th between 6 - 7pm.**

**The route for the parade will be:**

- 18<sup>th</sup> Street going east from McKinley
  - Fernwood south to Forest Rd
  - Forest Rd North to Middle Rd
  - Middle Rd west to Woodland St

We would also love to have you come out and support the Blue Devils along the route, ending with a Pep Rally at McKinley.

**Please come out and Enjoy the Festivities!**



City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**9/17/2025**

Subject:

Motion approving a noise variance request on the listed date and time for an outdoor event.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

Recommendation:

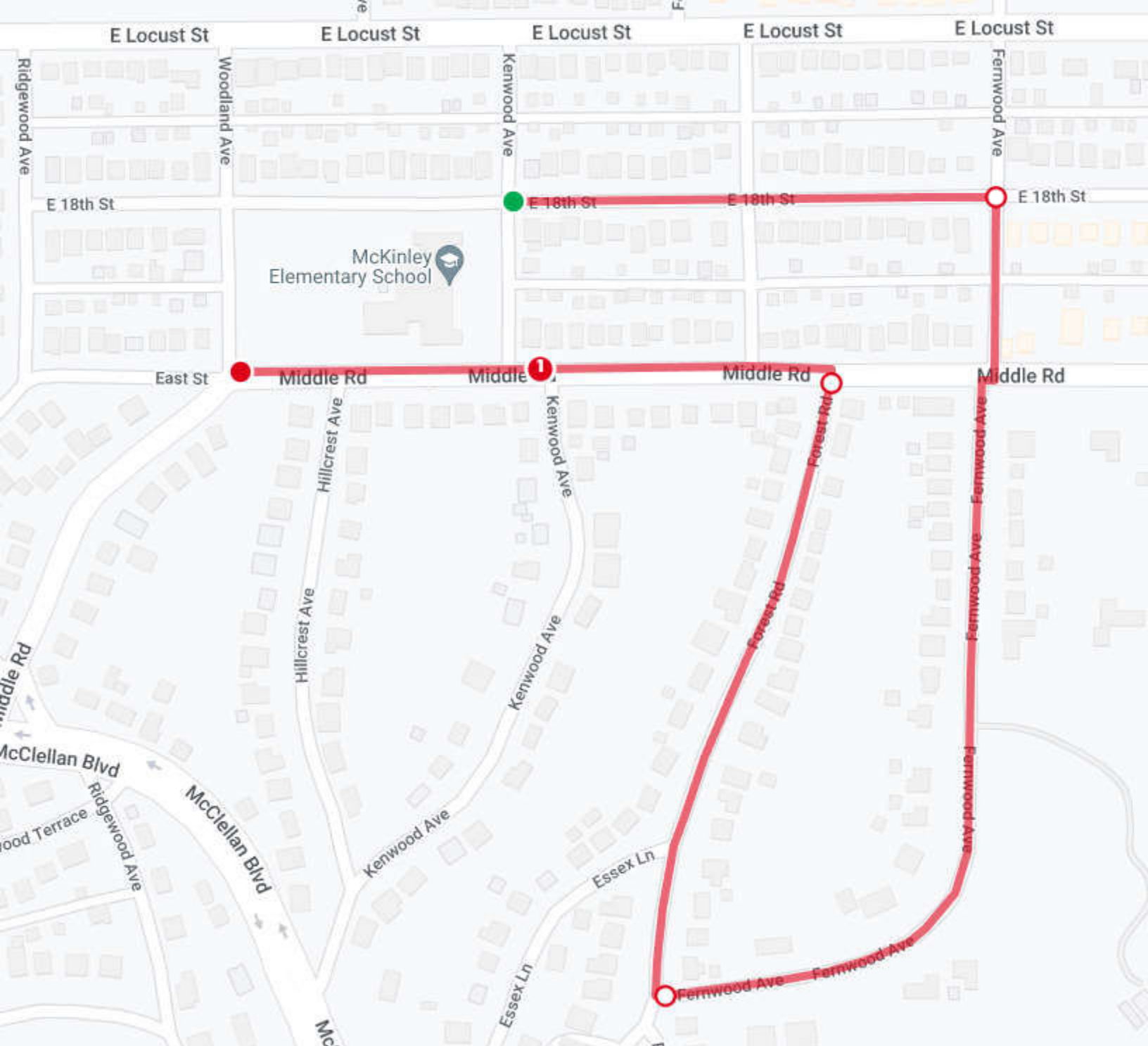
Pass the Motion.

Background:

This request for a noise variance has been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

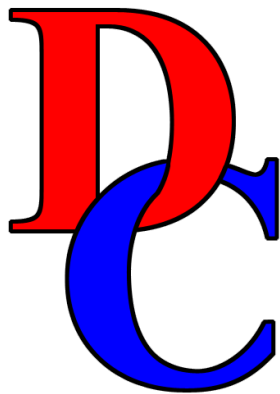
Attachments:

1. Central Homecoming Parade Route
2. Central Homecoming Parade Flyer to Residents





# Central Homecoming Parade



The Homecoming Parade and Route are set!  
In an effort to make the route as safe as possible for our students, we encourage anyone with a residence on our parade route to move any vehicles off of the street on **Wednesday, September 24th between 6 - 7pm.**

**The route for the parade will be:**

- 18<sup>th</sup> Street going east from McKinley
  - Fernwood south to Forest Rd
  - Forest Rd North to Middle Rd
  - Middle Rd west to Woodland St

We would also love to have you come out and support the Blue Devils along the route, ending with a Pep Rally at McKinley.

**Please come out and Enjoy the Festivities!**