

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 23, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of Minutes for August 26, 2025 meeting
- III. Finance
 1. Cash Balance Report
- IV. Leases
 1. Brennan (construction) | Temporary Land Lease
- V. Old Business
 1. Lindsay Park Yacht Club - financials and proposed project status
 2. Suite 6 Improvements - by funding source
- VI. New Business
 1. Long Term Vision Projects - Union Station vacant space, Hot Dog Stand, Public Art in Main Street Landing, Hahn Property, etc.
- VII. Staff Report
- VIII. Parks Advisory Board Report
 1. Parks Advisory Board Report
- IX. Public With Business
- X. Adjournment | Next meeting: October 28, 2025

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of Minutes for August 26, 2025 meeting

Action / Date

9/23/2025

Attachments:

1. Minutes 8.26.25



Riverfront Improvement Commission

Minutes

August 26, 2025

Present: Andrea Olson, Mary Pruess, Bill Churchill, Scott Pettis, Kelli Grubbs, Angela Stone, and Dale Gilmour.

Others Present: Bruce Berger, Community & Economic Development, Christopher Meyer, Parks Advisory Board Liaison, Monica McKown, owner of Boozie's Bar and Grill, Brandon Scott, co-owner, Lynda Bolin, accountant, Carrie Lamb, tenant realtor, as well as David and Max Gellerman and Shawn Stuenkel, realtors for the City.

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

Approval of Minutes

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

Finance

Berger shared the cash balance for the Riverfront Improvement Commission budget for July, noting that the monthly balances for last fiscal year was included in the online packet.

Leases

Berger summarized that Ott Leadership is interested in a one-year renewal of its office space in Union Station, with the suggested 3% rent increase. The current lease expires this month, August 31, 2025. Grubbs motioned to approve the one-year renewal of the lease; Churchill seconded. The motion was carried unanimously.

Berger presented a new lease with Boozie's Bar & Grill for consideration in Suite 6 of the Freight House. This long-time Davenport staple was first established in 1979 and was forced to close during building renovations this summer. Ms. McKown discussed plans for the space, including kitchen improvements, while Berger related improvements in-progress and planned by the City over the coming months. The tenant requested a five-year term with an opportunity for an additional five-year extension. As a result of a term exceeding 3 years in length, Iowa law requires City Council approval. Noting that the timing of the construction/repair projects may substantially disrupt the business, a period of rent abatement and discount is proposed. It is noted that the City will try to prioritize work and coordinate with the tenant as much as possible during this construction period. Churchill

motioned to recommend approval of the lease to the City Council; Olson seconded. The motion was carried unanimously. Staff intends to place it on the September 3/10th City Council cycle for review and approval, with possession to start as soon as October 1, 2025.

Projects

No report.

Staff Report

Berger shared that EME Designs will vacate their space in Union Station early (end of August). As the Commission is aware, they have been delinquent on rent, so Legal will follow-up on that. Anticipate discussion at September meeting regarding this space.

Parks Advisory Board Report

Meyer shared the PAB review of recommended projects for the upcoming budget year. One of which involves the memorial bricks as part of a new exhibit in partnership with the Friends of Veterans Memorial Park (FOVMP).

Relatedly, Churchill shared two other projects that FOVMP is working on in Veterans Memorial Park, including three life-sized statues and a Vietnam Memorial Wall, both of which are anticipated to be installed yet this year.

Olson asked if the agenda could again include "Old Business" and "New Business" agenda items in the future. And related to Old Business, Olson mentioned that Farmer's Market has indicated interest in space in the Union Station and/or other expansion in the area of the Freight House, which builds on some of the Farmer's Market's continued growth and success. In addition, it was noted that the Commission has not yet received the requested financial report from the Lindsay Park Yacht Club. And then related New Business, under the banner of Future Visioning for the Commission, the vision of a "continuing experience" for the nine-mile stretch of the riverfront, as well as the historic Hot Dog Stand in LeClaire Park, could be good topics for upcoming discussion.

With no further business, Olson adjourned the meeting adjourned at 6:04 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

9/23/2025

Subject:

Cash Balance Report

Recommendation:

Background:

Attachments:

1. FY 2026 RIC CASH

**RIC CASH BALANCE
FISCAL YEAR 2026**

July	272,012.85
August	270,038.37
September	
October	
November	
December	
January	
February	
March	
April	
May	
June	

**RIC CASH BALANCE
FISCAL YEAR 2025**

July	246,168.70
August	221,881.19
September	184,996.12
October	173,619.13
November	187,770.45
December	203,518.15
January	207,610.27
February	216,417.69
March	233,891.36
April	257,498.17
May	274,898.25
June	290,586.18 *

*Unaudited cash balance as of 6/30/2025

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

9/23/2025

Subject:

Brennan (construction) | Temporary Land Lease

Recommendation:

Background:

Attachments:

1. Brennan Land Lease - Veterens Memorial Park - Davenport (422417)_Signed
2. Brennan Land Lease - Attachment A
3. Brennan Land Lease - Attachment B

LEASE AGREEMENT

This **LEASE AGREEMENT** (hereinafter referred to as "Agreement") is made as of this 16th day of September 2025, by and between the City of Davenport, by and through its Riverfront Improvement Commission (hereinafter referred to as "Lessor") and J. F. Brennan Company, Inc., a Wisconsin corporation, with its principal place of business at 818 Bainbridge St., County of La Crosse, State of Wisconsin, (referred to herein as "Lessee").

THE PARTIES AGREE AS FOLLOWS:

1. Leased Premises. For the consideration herein set forth, Lessor grants, leases and lets to Lessee the herein described premises:

Veterans Memorial Park, Davenport, IA

Attachment A – Site Plan Map

Attachment B – Concrete Route

- 1.1. Non-exclusive Use. Lessee acknowledges that it shall not have exclusive use of the Leased Premises during the term of this Agreement. Lessee may restrict access to the Leased Premises only when loading and unloading barges. The Leased Premises shall be open and available for public use when Lessee is not operating.
2. Term. The Lease shall be for an initial term beginning on October 6, 2025, and ending on November 31, 2025.
3. Base Rent. Lessee shall pay to Lessor, as rent, the sum of ten thousand (\$10,000.00) DOLLARS per month during the term of this Agreement, prorated accordingly for any partial month. The base cash rental shall be payable monthly, first payment to be made in advance on October 6, 2025.
4. Insurance.
 - a. At Lessee's expense, Lessee agrees to secure and maintain workers' compensation and Employers Liability insurance in accordance with the laws of the State of Wisconsin. A certificate of insurance shall be furnished to Lessor executed by a duly authorized representative of the insurer, indicating compliance with the insurance requirements stated herein.

- b. In connection with and in addition to the indemnity obligations of this Agreement, Lessee shall at its own expense secure and maintain general or public liability insurance, automobile liability insurance, for owned, non-owned and hired vehicles and commercial property insurance, with minimum limits of not less than ONE MILLION AND 00/100THS (\$1,000,000.00) DOLLARS for each occurrence or accident. Lessee shall name Lessor as additional insureds on said insurance policies. A certificate of insurance shall be furnished to Lessor executed by a duly authorized representative of the insurer, indicating compliance with the insurance requirements stated herein.
5. Indemnity. To the fullest extent permitted by law, Lessee shall indemnify, defend and hold harmless Lessor from and against claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from the use of the Premises by Lessee, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible personal property including loss of use resulting therefrom and (ii) is caused in whole or in part by any negligent act or omission of Lessee or anyone directly employed by Lessee for whose acts Lessee may be liable.
6. Removal of Property and Repair. On or before the date of termination of this Agreement, whether it be at the end of this Agreement or at any time before or after such date, Lessee agrees, at its expense, to remove all of its trade fixtures, machinery, equipment, furniture, materials and personal property from the Premises. Lessee shall be responsible for the repair of any damage caused to the Premises during its lease term. Removal shall be complete as of the date of termination. Repairs must be completed within seven (7) months of the date of termination.
7. Right to Inspect. Lessor shall, at its sole cost, expense and risk, have the right, but not the duty, to enter and conduct an inspection of the Premises to determine whether Lessee is complying with the terms of this Agreement. Lessor shall conduct said inspections at all reasonable times and use its best efforts to minimize interference with the business of Lessee.
8. Default. In the event that either party to this Agreement fails or neglects to do or perform any act or thing provided in this Agreement by it to be done or performed, it shall be in default under this Agreement; and should such failure continue for a period

of seven (7) days after written notice from the non-failing party specifying the nature of the act or thing to be done or performed, then the non-failing party may, but shall not be required to, terminate this Agreement. In the event of Lessee's default, Lessor, in addition to the other rights or remedies it may have, shall have the immediate right of re-entry and may, but shall not be required to, remove all property from the Premises. To the extent applicable, Lessee agrees to indemnify and hold harmless Lessor as set forth in Paragraph 4 of this Agreement.

9. Notices. Any notice, demand, or other writing permitted or required to be given or served in this Agreement by either party to the other, shall be deemed to have been fully given or served when made in writing and deposited in the United States Mail, postage prepaid, at the address of the party set forth below, or such other address as the party may hereinafter designate to the other party in writing:

TO: J. F. Brennan Company, Inc.
818 Bainbridge St.
La Crosse, WI 54603

TO: City of Davenport
Attn: Bruce Berger
226 W 4th Street
Davenport, Iowa 52801

10. Representations of Lessor. Lessor represents and warrants that: (1) he owns the Premises in fee simple, free and clear of all liens and encumbrances and has the right to enter into this agreement; (2) Lessee shall have quiet and peaceful possession of the Premises and Lessor will indemnify Lessee against loss arising due to any adverse claim by any who claim an ownership interest in the Premises; and (3) Lessor has received no notice of violation of any environmental law and has no knowledge of or reason to suspect the occurrence of any such violation.
11. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award may be entered in any Court having jurisdiction thereof.
12. Modification. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced by a written document signed by each party or an authorized representative of each party.

13. Assignment. Lessee agrees not to sell, assign, mortgage, pledge or in any manner transfer this Agreement and not to sublet the Premises or any part or parts thereof without the previous written consent of Lessor, which consent may not be unreasonably withheld, conditioned or delayed. Any assignment or subletting consented to by Lessor shall not release Lessee from any of its obligations under this Agreement.
14. Complete Agreement. This Agreement contains all of the agreements of the parties. There are no other representations, agreements, undertakings, terms or provisions between the parties with respect to any matter covered or mentioned in this Agreement.
15. Severability. Any provision of this Agreement which shall prove to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof, and such other provision shall remain in full force and effect.
16. Governing Law. This Lease and the agreements herein shall be construed in accordance with the laws of the State of Iowa.
17. Binding Effect. This Lease shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns.
18. Titles. The titles or headings of all paragraphs herein are descriptive only and not controlling.


IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

City of Davenport
Riverfront Improvement Commission

By _____

Title: _____

J. F. BRENNAN COMPANY, INC.

By  _____

Title: Secretary _____

Legend

Lock 15 Mooring Cell - Site plan

Corps provided staging and laydown area.

Veterans Memorial Park boat landing.

Cell location RM 481.6 UMR

Corps designated area for storage of small items if needed.
Limited use by J.F.Brennan.

Equipment, large construction supplies and rock loading will take place at Riverstone Group dock located at RM 498.2 UMR Le Claire.

- Veterans Memorial Park
- Crew parking
 - Small deliveries
 - Concrete Delivery & Testing

Google Earth

Image © 2025 Airbus





Contractor will contain washout area with plastic lined bins. No damage will be done to the parking lot.



Centennial Park, The P...

Centennial Dog Park

S Marquette St

Veterans Memorial Park: Boat Ramp

Park and Recreation Advisory Board
September 2025
Staff Report

PARK OPERATIONS

- New doors were installed at the LeClaire Park Bandshell.
- The Lindsay Park sign was on the side of a steep hill, so staff relocated the sign to a safer location for staff to maintain.
- Operations staff remain busy removing camps and debris from the riverfront parks and are partnering with the Davenport Police Department to ensure the safety of the team while offering services to assist.

COMMUNITY EVENTS

- Howl-O-Ween | Saturday, 10/4 | Centennial Dog Park
- Witches & Warlocks Ride | Sunday, 10/5 | Riverfront Recreation Trails
- Trunk, Treat & Trail | Saturday, 10/18 | Riverfront Recreation Trails
- Monster Glow Public Skate | Saturday, 10/25 | The River's Edge
- Halloween Parade | Sunday, 10/26 | Downtown Davenport