

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, October 28, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of Minutes for the September 23, 2025 meeting
- III. Finance
 1. Cash Balance Report
- IV. Leases
 1. Addendum to Lease for I Love Fufu restaurant
- V. Old Business
 1. Suite 6 Improvements - status report
 2. Long-term Vision Projects - updates?
- VI. Staff Report
- VII. Parks Advisory Board Report
- VIII. Public with Business
- IX. Adjournment | Next Meeting: 5:00 pm, November 25, 2025

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of Minutes for the September 23, 2025 meeting

Action / Date

10/28/2025

Attachments:

1. Minutes 9.23.25



Riverfront Improvement Commission
Minutes
September 23, 2025

Present: Andrea Olson, Mary Pruess, Bill Churchill, Scott Pettis, Dale Gilmour, Dan Darland.

Others Present: Christopher Meyer, Parks Advisory Board Liaison, Bruce Berger, Community & Economic Development, Patrick Bahen, Legal Department, Kevin Bailey, Public Works Department.

Chair Darland called the meeting to order at 4:59 p.m.

Approval of Minutes

Darland asked for approval of the minutes from the August July 22, 2025 meeting. Churchill motioned to approve the minutes; Pettis seconded. The motion was approved.

Finance

Berger noted that the audited financials from FY2025 were just completed and available for those at the meeting. The audited reports resulted in a more favorable cash balance on hand at the end of June 2025, which also changed the July and August cash balances which had been in the online packet. (Staff will forward the updated reports electronically to the entire Commission, especially for those who were unable to attend.)

Leases

Berger, Bahen, and Bailey summarized the proposed temporary land lease with Brennan Company for the intermittent use of the Marquette Street Boat Launch and portion of the adjacent parking lot for two 2-week periods in October (Oct. 6-17) and November (Nov. 3-12). Brennan was hired by the U.S. Army Corps of Engineers to repair bridge abutments in the Mississippi River and they need to periodically drive cement trucks onto a boat and then have empty cement trucks return to shore during these two week periods to complete the project. Churchill motioned to approve the two-month lease and Pettis seconded. The motion was approved.

Old Business

- 1) **Lindsay Park Yacht Club** - Olson, Bahen, and Berger discussed the status of the LPYC's proposed pier repair/replacement project and the requested financial documents relating to the management of the Club. From a financial and legal standpoint, resolving the roles/responsibilities going forward as referenced in the management agreement will take some time. As a result of the delay, the LPYC was not able to secure loan financing of the proposed project. However,

they hope to use a portion of their existing funds to address two of the piers that of the most urgent need of repair.

- 2) **Suite 6 Improvements** - Berger reported that quotes/bids are still being sought, so staff is currently unable to provide a summary. However, in terms of funding sources, the windows and (minor) tuckpointing will be part of the City's Capital Improvement Program and the HVAC and flooring will likely be Local Option Sales Tax revenue. It is anticipated that more definitive information on costs will be available perhaps at the November meeting.

New Business

- 1) **Long Term Vision Projects** - Commissioners discussed several potential opportunities and projects for consideration, some of which might entail the RIC in the "lead" role and others in more of a supportive role. With regard to the *former EME Space* in the Union Station property, individual Commissioners volunteered to reach out or circle back with various local community groups and nonprofits to gauge interest. Pending report out of those discussions in October, another option for the RIC would be to hire a realtor to market the space.

The idea of renovating/restoring the *former Levee Inn or Hot Dog Stand* on the Main Street Landing levee was raised the goal of perhaps renting out to a vendor with the upcoming opening of Main Street Landing area later in early 2027. Several Commissioners volunteered to reach out to potential vendors, funders, and work with staff for a report at the October meeting.

With the listing of the Hahn property on the riverfront for sale, the Commission discussed the idea of acquiring the property and possible uses of that site once vacated.

Lastly, a proposal for a large iconic piece of public art in Main Street Landing was discussed. The consensus was that this could be very exciting and that perhaps consideration of financial support or endorsement could be considered at the October meeting, if that can be arranged.

Staff Report

Berger shared that the Lake Davenport Sailing Club (LDSC) has applied for a grant to remove the asphalt and "green-up" the unused eastern portion of the area they lease. The RIC would need to approve the proposed alterations; if grant awards are announced prior to the October meeting and they are successful, staff will ask a LDSC representative to present the proposed project at the October meeting.

Parks Advisory Board Report

Meyer shared that the projects the RIC supported were included in the list of priority projects in the Parks & Recreation Department's budget request. He also reported that there is a new tenant/vendor interested in renting space on Credit Island to operate Kayak rental. Parks staff and River Action are working on a grant to get docks replaced at Credit Island. And the PAB

has been having ongoing discussion about safety concerns with high-speed motorized bikes on recreational paths, including the riverfront path.

With no further business, Darland adjourned the meeting at 6:18 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
10/28/2025

Subject:
Cash Balance Report

Recommendation:

Background:

Attachments:

1. FY 2026 RIC CASH

**RIC CASH BALANCE
FISCAL YEAR 2026**

July	293,134.82
August	292,053.37
September	251,463.27
October	
November	
December	
January	
February	
March	
April	
May	
June	

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
10/28/2025

Subject:
Addendum to Lease for I Love Fufu restaurant

Recommendation:

Background:

Attachments:

1. I Love Fufu - Proposed Lease Addendum - 10-25

ADDENDUM TO LEASE - BUSINESS AGREEMENT

THIS ADDENDUM TO LEASE is made and entered into on this 28th day of October, 2025, by and between the City of Davenport, Iowa, through its Riverfront Improvement Commission, hereinafter designated as "Landlord," and I Love Fufu, hereinafter designated as "Tenant."

1. LEASED PREMISES

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

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

2. TERM

- A. The term of the existing Lease, which is scheduled to terminate on June 30, 2026, shall be extended through November 30, 2026 to better align with the State of Iowa's Liquor License process.

All other terms and representations in the existing lease remain the same.

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

I LOVE FUFU

RIVERFRONT IMPROVEMENT COMMISSION

By _____

By _____

Dan Darland, Chair

Date _____

Date _____

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
10/28/2025

Subject:
Suite 6 Improvements - status report

Recommendation:

Background:

Attachments:
None

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

10/28/2025

Subject:

Long-term Vision Projects - updates?

Recommendation:

Background:

Attachments:

None