

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, January 27, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Approval of minutes from November 25 meeting
- III. Finance
 1. Financial reports
 2. Proposed FY 2027 Budget
- IV. Leases
 1. License Agreement (Addendum) for Boozie's
- V. Old Business
- VI. Staff Report
- VII. New Business
- VIII. Parks Advisory Board Report
 1. PAB Summary from January
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, February 24, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of minutes from November 25 meeting

Action / Date

1/27/2026

Attachments:

1. Minutes 11.25.25



Riverfront Improvement Commission

Minutes

November 25, 2025

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

Others Present: Christopher Meyer, Parks Advisory Board Liaison, Bruce Berger, Community & Economic Development.

Absent: Gwendolyn Lee, Kyle Gripp + (2 vacant positions of this 11-person Commission)

Chair Darland called the meeting to order at 5:00 p.m.

Approval of Minutes

Darland asked for approval of the minutes from the October 28, 2025 meeting. Churchill motioned to approve the minutes; Olson seconded. The motion was approved.

Finance

The financial reports were referenced and Berger asked if there were questions. There was a request to clarify what one line item under Deferred Inflows of Resources a loan in the amount of \$29,312 at the next meeting.

Old Business

- 1) **Former Levee Inn** - there was substantial discussion on to strategically explore the revitalization and reuse of this structure. In short, Darland, Olson, and Berger will reach out to obtain rough cost estimates to bring or re-establish power, water supply, and sewer service to/from the structure as a basic concession stand. Berger will solicit details on health department requirements, which may be contingent on several factors. Several suggestions were made regarding the solicitation of in-kind contracting labor and materials, as well as grant funds and donations. Olson will begin to compile content for eventual media outreach.
- 2) **WEDG** - Pruess reported that she completed the Waterfront Edge Design Guidelines seminar coordinated by River Action (in partnership with the national Waterfront Alliance group) and is now certified.
- 3) Olson then summarized a recent walk-through from the Farmer's Market who are interested in the vacant space in the Union Station property.

There was general consensus with this approach, which would include the Farmer's Market subleasing to individual vendors/artists. Berger will follow-up with Farmer's Market staff.

Leases

No new leases were considered. Berger provided an update on the status of rehabilitation work in the Boozie's space.

Parks Advisory Board Report

Meyer shared updates from the November PAB, noting that some Americorps workers in the upcoming season will be focused on the recreational trails and function similar to the downtown ambassador function.

It was noted that there would be no December meeting. With no further business, Darland adjourned the meeting at 6:00 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

1/27/2026

Subject:

Financial reports

Recommendation:

Background:

Attachments:

1. FY 2026 RIC CASH

**RIC CASH BALANCE
FISCAL YEAR 2026**

July	293,134.82
August	292,053.37
September	254,193.58
October	300,376.03
November	312,190.68
December	335,228.29
January	
February	
March	
April	
May	
June	

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
1/27/2026

Subject:
Proposed FY 2027 Budget

Recommendation:

Background:

Attachments:

1. FY 2027 Levee Improvement Fund Budget Draft

**City of Davenport
Levee Improvement Fund
FY 2027 Preliminary Budget**

EXPENSES

	FY 2026 Budget	FY 2027 Budget	% Change
Salaries & Benefits			
Full Time Salaries	\$ 68,231	\$ 63,625	-6.75%
FICA	\$ 5,220	\$ 4,868	-6.74%
IPERS	\$ 6,441	\$ 6,006	-6.75%
Insurance	\$ 19,714	\$ 17,616	-10.64%
Deferred Compensation	\$ -	\$ 3,181	-
RHSP	\$ 2,047	\$ 636	-68.93%
Total	\$ 101,653	\$ 95,932	-5.63%
Supplies & Services			
Office Supplies	\$ 200	\$ 200	0.00%
Utilities	\$ 90,000	\$ 90,000	0.00%
Technical Services	\$ -	\$ -	-
Maintenance - Buildings & Grounds	\$ 65,000	\$ 65,000	0.00%
Property Tax	\$ -	\$ 60,000	100.00%
Project Expense	\$ 55,000	\$ 55,000	0.00%
Total	\$ 210,200	\$ 270,200	28.54%
Allocated Costs			
Telephone	\$ 610	\$ 671	10.00%
Liability Insurance	\$ 2,620	\$ 2,027	-22.63%
Property Insurance	\$ 1,011	\$ 939	-7.12%
Workers Compensation Insurance	\$ 1,050	\$ 1,093	4.10%
Total	\$ 5,291	\$ 4,730	-10.60%
Transfers Out			
Transfers to General Fund	\$ 52,500	\$ 52,500	0.00%
Transfers to CIP	\$ -	\$ -	-
Total	\$ 52,500	\$ 52,500	0.00%
Expense Totals	\$ 369,644	\$ 423,362	14.53%
REVENUES			
	FY 2026 Budget	FY 2027 Budget	% Change
Rent Payments	\$ 275,000	\$ 275,000	0.00%
Miscellaneous	\$ 40,000	\$ 40,000	0.00%
Transfers in from Local Sales Tax	\$ 75,000	\$ 75,000	0.00%
Total	\$ 390,000	\$ 390,000	0.00%
Revenue Totals	\$ 390,000	\$ 390,000	0.00%
FUND OVERALL	\$ 20,356	\$ (33,362)	-263.89%

City of Davenport

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Action / Date

1/27/2026

Subject:

License Agreement (Addendum) for Boozie's

Recommendation:

Background:

Attachments:

1. LICENSE AGREEMENT - BZE Holdings - Boozie's

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this “License”) is made and entered into this 27th day of January 2026 by and between the City of Davenport, an Iowa municipal corporation, through its Riverfront Improvement Commission (“Landlord”), and BZE Holdings, Inc., operating under the name “Boozie’s Bar & Grill,” an Iowa domestic for-profit corporation (“Tenant”).

Effectively, this License is an addendum to an existing Lease between the Landlord and the Tenant to further clarify and allow the following:

- a) While the 2nd floor deck is open to the public, the Tenant is hereby licensed to serve anyone who desires service. However, as the deck is a non-exclusive common area, should any members of the public NOT desire service, said members of the public shall have the right to enjoy the deck.
- b) This License to serve the common space, 2nd floor deck area does NOT grant the Tenant exclusive use or control of this deck or to limit/control the means to access it via the outdoor staircase.
- c) Of note, if tables are unoccupied, the Tenant may seat patrons on the deck who desire outdoor service.

Term: The term of this License shall commence on February 1, 2026 and expire on January 31, 2029. It is understood that the City Council previously approved a five-year lease of the adjacent premises (Suite 6) which extends through September 30, 2030. Should the parties to this License desire it, a second extension of this License could be granted at the appropriate time with an expiration date to coincide with the expiration date of the Lease.

Location: Attached is a map/floorplan that identifies the area covered by this License, which shall include the 2nd floor deck of approximately 500 square feet. This 2nd floor deck may be accessed in two ways: one access is through the Tenant’s leased establishment which has an exterior door leading to the deck; the other access is an exterior staircase that leads directly from the 1st floor deck (common space) to the second floor deck.

Landlord: City of Davenport
By: Daniel Darland
Riverfront Improvement Commission Chair

Tenant: BZE Holdings, Inc.
By: Monica McKown
Boozie’s Bar & Grill Owner

Park and Recreation Advisory Board
January 2026
Staff Report

- **ADA Transition Plan Project**: A team will be working with a consultant to evaluate the full park system (parks, facilities, amenities) for development of an ADA Transition Plan. This will provide the department with guidance on future updates and needed amenities.
- **Graffiti/Vandalism**: Staff are removing graffiti from multiple playgrounds and chasing vandalism along the riverfront park system; specifically, LeClaire Park, City Cemetery, and Credit Island Park.