

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, February 24, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
Approval of minutes from January 27 meeting
- III. Finance
 1. Financial report(s)
- IV. Leases
 1. Lease Amendment - Antonella's
- V. Lindsey Park Yacht Club Presentation
- VI. Lake Davenport Sailing Club Presentation
- VII. Old Business
- VIII. New Business
- IX. Staff Report
- X. Parks Advisory Board Report
- XI. Public with Business
- XII. Adjournment | Next Meeting: 5:00 pm, March 24, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of minutes from January 27 meeting

Action / Date

2/24/2026

Attachments:

1. Minutes 1.27.26



Riverfront Improvement Commission

Minutes

January 27, 2026

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

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

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

Chair Darland called the meeting to order at 5:03 p.m.

Approval of Minutes

Darland asked for approval of the minutes from the November 25, 2025 meeting. Churchill motioned to approve the minutes; Pettis seconded. The motion was approved.

Finance

The cash balance and the proposed FY 2027 budget were referenced with a request to clarify the line item regarding property taxes in the proposed budget.

Leases

A License Agreement (Addendum) Boozie's Bar & Grill located in Suite 6 at the Freight House was proposed by Berger. Boozie's is in the process of renewing their liquor license with the State of Iowa and would like to be allowed to serve customers who sit on the 2nd floor deck of the Freight House property. However, the deck is not under lease to the restaurant. So the language in the License Agreement was drafted to potentially satisfy the State requirement. Lee made a motion to approve and Churchill seconded. The motion passed.

In addition, a new request by Boozie's was discussed to extend by two months the period of zero rent payment due to the City's rehabilitation work taking longer to complete. Since the lease was approved by Council (rather than the Commission, due to the 5-year term), the Commission's role is to review and recommend action to the City Council. After discussion, Churchill motioned to recommend approval, Lee seconded. The motion was approved.

Old Business/Staff Report

Lindsey Park Yacht Club - it was briefly noted that the LPYC are expected to provide an annual report and present to the RIC at the February meeting.

Metrolink/Channel Cat Dock Project - Berger reported that work is expected to begin on a temporary causeway soon and that it is planned to establish a temporary "laydown" area in the City parking lot during construction.

Informal review of riverfront properties - Berger asked for input regarding whether and how to follow-up on Olson's suggestion to review underutilized properties for consideration to encourage more productive use or other uses, such as park/open space. The consensus was to proceed with a high-level overview/orientation for the whole Commission, perhaps beginning during the March meeting with the area between Lindsay Park and the Arsenal Bridge.

Former Levee Inn - while some initial contacts were made, Berger had not yet secured rough cost estimates to bring or re-establish power, water supply, and sewer service to/from the structure as a basic concession stand. However, the DDP was identified as another potential source of funding. Plan is to secure some additional data on costs and Health Department requirements. In addition, the Commission would like to explore whether an electrical generator could be used, much like a food truck vendor. Also curious about any plans for the existing (old) bathroom building as a subsequent project and whether it might benefit the former Levee Inn.

2nd floor of Union Station - no further contact or interest in the former EME Design space. Plan is to reach out to the interested party who walked through in November.

No **New Business** was reported.

Parks Advisory Board Report

Meyer shared updates from the January PAB, noting that holiday display at Fejervary was successful this year, that Parks was going through re-accreditation, and beginning to work with a consultant on an ADA Transition Plan for City parks.

With no further business, Darland adjourned the meeting at 5:52 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

2/24/2026

Subject:

Financial report(s)

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	350,479.62
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	313,086.18 *

*Unaudited cash balance as of 6/30/2025

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
2/24/2026

Subject:
Lease Amendment - Antonella's

Recommendation:

Background:

Attachments:

1. LEASE AMENDMENT - Antonella's

AMENDMENT TO LEASE – ANTONELLA’S II

THIS AMENDMENT is made and entered into as of _____
February 2026 by and between the City of Davenport, an Iowa municipal corporation,
("Landlord"), and Antonella’s II, operating under the name “Antonella’s”, an Iowa
domestic for-profit corporation ("Tenant").

Article 3 B. of the existing lease specifies a monthly rent amount of \$1,575.00. Due to a
window improvement project, a contractor hired by the Landlord will begin work on March
2, 2026, and expects to complete work by March 13, 2026. The project will require that the
kitchen cease operations during this two-week rehabilitation work. As such, this
amendment reduces the monthly rent by roughly half. So instead of paying \$1,575.00 for
the month of March, the rent due would be \$787.50.

All other existing Lease provisions remain in place.

Landlord: City of Davenport
Riverfront Improvement Commission
By: Dan Darland, Chairperson

Tenant: Antonella’s II
By: Antonia Vitale