

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 23, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Minutes from the May 26 meeting
- III. Finance
 1. Financial Reports
- IV. Leases
- V. Old Business
 1. Public Art in Main Street Landing
 2. Former Levee Inn
- VI. New Business
- VII. Staff Report
 1. Fall Event Update
 2. Riverfront Property - Informal Review
- VIII. Parks Advisory Board Report
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, July 28, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Minutes from the May 26 meeting

Action / Date

6/23/2026

Attachments:

1. Minutes 5.26.26



Riverfront Improvement Commission
Minutes
May 26, 2026

Present: Andrea Olson, Scott Pettis, Dale Gilmour, Gwendolyn Lee, Paul Reinartz, and Carton Wills.

Others Present: Ald. Kyle Gripp, City Council Liaison, Christopher Meyer, Parks Advisory Board Liaison, Bruce Berger, C&ED, representative from Lake Davenport Sailing Club (Don Allebach).

Absent: Dan Darland, Angela Stone, Kelli Grubbs, Mary Pruess (Note: 11-person Commission)

Vice-Chair Olson called the meeting to order at 5:04 p.m.

Approval of Minutes

Olson asked for approval of the minutes from the April 28, 2026 meeting. Lee motioned to approve the minutes; Wills seconded. The motion was approved.

Finance Reports

There were no questions on the financial report. Staff will work with Finance to report on revenues and expenses rather than cash balance going forward.

Leases

After discussion, Churchill motioned to approve the new lease with Marine Specialties and Wills seconded. The motion was approved.

After discussion of clarifying language that will be added to a new 20-year lease with Lake Davenport Sailing Club (LDSC), Olson motioned a recommendation to the City Council to approve the lease and Churchill seconded. The motion was approved.

Berger noted that an existing month-to-month lease for part of One River Place's parking lot is being contemplated by Legal staff.

Old Business

Art in Main Street Landing – per request, Berger and Gripp provided a brief update on how this project came forward and the Council action that was taken in December 2025. It was clarified that there is no policy regarding public art or its procurement. There was a request for an update on the current fundraising status of this project and perhaps a photo at the next meeting.

Former Levee Inn – Berger reported that Streamline Architects adjusted their proposal to complete the feasibility study within 60 days, per RIC conditional approval last month. As such, the proposal was accepted and work began in mid-May.

Relatedly, Olson and staff are continuing to work with a **potential business prospect** that is seeking an appropriate site, ideally along the riverfront. Two potential sites are still under consideration by the prospect with further discussion anticipated in June.

New Business

Union Station – regarding the available space on the second floor, it has been previously reported that the Farmer’s Market is potentially interested in space on both floors. Olson reported that while a meeting regarding the first floor of the Union Station was held in May, further discussion is needed.

Staff Report

Concert update – we had hoped to schedule up to two concert events along the riverfront in 2026, with perhaps one in the spring and one in the fall to avoid the already active summer efforts in the Quad Cities. Staff was not able to organize a spring event; however, plans are still alive for a fall event. Further details are being worked out by Davenport Parks and Recreation, perhaps coinciding with a free skate at River’s Edge and a home game at the River Bandits.

Regarding an **informal (information) review** during Commission meetings of one-mile sections of the riverfront regarding current ownership, use, and limitations, with an eye towards potential future use – similar to the April meeting, time was running a bit short, so a brief intro on how the Scott County Parcel Search tool works was reviewed with the hope of diving deeper at a future meeting.

Parks Advisory Board Report

Meyer shared updates from the May PAB.

With no further business, Churchill motioned and Lee seconded a motion to adjourn the meeting. The motion was approved and adjourned at 6:09 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
6/23/2026

Subject:
Financial Reports

Recommendation:

Background:

Attachments:

1. FY 2026 Financial Summary for June meeting

**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	348,387.12
February	345,639.92
March	369,201.89
April	376,767.86
May	396,292.39
June	

OBJ	Description	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	YTD
450404	LEVEE COMMISSION RENT	(103,692.45)	(16,968.25)	(20,232.73)	(23,074.73)	(21,062.74)	(21,062.74)	(30,172.74)	(21,547.74)	(18,910.24)	(20,822.74)	(19,697.74)		
480690	MISCELLANEOUS REVENUE	(11,730.96)	(3,147.88)	(3,135.67)	(46,657.52)	(4,601.58)	(4,270.58)	(5,490.64)	(4,270.58)	(4,270.58)	(4,347.68)	(4,270.58)		
450110	INTEREST POOLED INVESTMENTS			(2,730.31)			(3,437.37)			(3,091.13)				
520205	UTILITY SERVICES	6,701.88	8,168.77	7,385.32	6,668.19	5,541.96	5,480.45	7,576.48	8,422.09	8,488.15	7,407.26	4,803.63		
520225	MAINTENANCE-BLDGS & GRNDS	5,981.00	1,166.00	585.00	5,338.19	4,022.58	7,556.54	2,553.50	16,395.34	1,567.00	5,347.53	5,095.00		
560606	TELEPHONE EXPENSE	64.65	54.02	54.12	54.69	54.33	52.68	54.62	47.29	33.11	42.06	42.74		
520217	PROFESSIONAL SERVICES				12,060.00									
520297	PROJECT EXPENSE	2,000.00	3,260.00	10,325.00	925.00									
520240	PROPERTY TAX		14,596.00	41,572.00										
560624	PROPERTY INSURANCE	1,011.00												
560620	LIABILITY INSURANCE	2,620.00												
560633	WORKERS COMPENSATION INSURANCE	1,050.00												
	Revenues	(115,423.41)	(20,116.13)	(26,098.71)	(69,732.25)	(25,664.32)	(28,770.69)	(35,663.38)	(25,818.32)	(26,271.95)	(25,170.42)	(23,968.32)	-	(422,697.90)
	Expenses	19,428.53	27,244.79	59,921.44	25,046.07	9,618.87	13,089.67	10,184.60	24,864.72	10,088.26	12,796.85	9,941.37	-	222,225.17

**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

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Action / Date

6/23/2026

Subject:

Public Art in Main Street Landing

Recommendation:

Background:

Attachments:

None

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6/23/2026

Subject:

Former Levee Inn

Recommendation:

Background:

Attachments:

None

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6/23/2026

Subject:

Fall Event Update

Recommendation:

Background:

Attachments:

None

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Action / Date
6/23/2026

Subject:
Riverfront Property - Informal Review

Recommendation:

Background:

Attachments:
None