

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, July 28, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Minutes from the June 23 meeting
- III. Finance
 - 1. Financial Reports
- IV. Old Business
 - 1. Public Art in Main Street Landing - Logan (Hot Glass) - Presentation and Funding Request
 - 2. Municipal Inn - Cost Estimates and Decision on next steps
- V. Leases
 - 1. Boozie's Bar & Grill - Lease Amendment
 - 2. Antonella's Lease Amendment
 - 3. Front Street Brewery - Lease Amendment
- VI. New Business
- VII. Staff Report
 - 1. Fall event brainstorming
- VIII. Parks Advisory Board Report
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, August 25, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Minutes from the June 23 meeting

Action / Date

7/28/2026

Attachments:

1. Minutes 6.23.26



Riverfront Improvement Commission
Minutes
June 23, 2026

Present: Andrea Olson, Scott Pettis, Dale Gilmour, Paul Reinartz, Carlton Wills, Mary Pruess, Dan Darland, Kelli Grubbs, and Bill Churchill.

Others Present: Ald. Kyle Gripp, City Council Liaison, Christopher Meyer, Parks Advisory Board Liaison, Bruce Berger, C&ED.

Absent: Gwendolyn Lee, Angela Stone. (Note: 11-person Commission; 6 voting members = quorum)

Chair Darland called the meeting to order at 5:01 pm.

Approval of Minutes

Churchill motioned to approve the minutes from the May meeting; Grubbs seconded. The motion was approved.

Finance Reports

A new format for the financial report was provided. It was noted that it might be useful to have a line item(s) regarding staff expenses. Staff will work with Finance to continue to refine this report.

Leases

Staff provided a status report on several pending leases, but no formal action was taken.

Old Business

Art in Main Street Landing – Gripp provided an update on this project and invited the artist to present at the July Commission meeting.

Former Levee Inn – staff reported that cost estimates for the two scenarios will be completed next week and a review meeting will be held. The Commission can review and take action, if desired, as soon as the July meeting. Relatedly, there was a question as to the current status and future of the existing bathroom structure near the Levee Inn.

New Business

No new business was presented.

Staff Report

Fall Event update – the tentative date and concept for a late August event will not work out, so staff invited brainstorming/suggestions regarding the concept and possible timeframe. Ideas included:

- An Alternating Currents event, perhaps at Quinlin or the bandshell
- Avoid the 3rd weekend in September due to Riverssance Festival in Lindsay Park
- Octoberfest theme at the Freight House
- Ice-skating or winter activity event at new Main Street Landing

Staff will provide this input to Parks and Communication and check on existing events planned in these areas for the fall.

The informal **Property Review** was postponed again due to the lateness of the meeting and no urgency or deadline associated with that initiative.

Quiet Zone – per a request from a previous meeting, staff reported that the first phase is nearly complete (which is the physical intersection, non-railroad portion, i.e., curbs, etc.). Canadian Pacific Kansas City (CPKC) will perform phase two, which is upgrading the signals and control cabinets, by end of September. Then the City submits the paperwork to the Federal Railroad Administration for the official designation. No estimates on this time on how long that process will take.

Parks Advisory Board Report

Meyer shared updates from the June PAB, including new murals on the River's Edge building and the departure of Parks Director Chad Dyson (for a new job in Georgia).

Churchill updated that phase three of the Vets Memorial Park will have a ribbon cutting on July 1, with three new statues and the Vietnam Wall Memorial being unveiled.

Darland updated that the Lake Davenport Sailing Club received a grant to acquire and store life-jackets that will be publicly accessible (24/7) at a station/hut with a scout troop helping to install.

Churchill motioned to adjourn the meeting and Darland declared adjournment at 6:07 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
7/28/2026

Subject:
Financial Reports

Recommendation:

Background:

Attachments:

1. June Report - 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	348, 387. 12
February	345, 639. 92
March	369, 201. 89
April	376, 767. 86
May	396, 292. 39
June	404, 046. 65

[illegible]

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

7/28/2026

Subject:

Public Art in Main Street Landing - Logan (Hot Glass) - Presentation and Funding Request

Recommendation:

Background:

Attachments:

None

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
7/28/2026

Subject:
Municipal Inn - Cost Estimates and Decision on next steps

Recommendation:

Background:

Attachments:
None

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

7/28/2026

Subject:

Boozie's Bar & Grill - Lease Amendment

Recommendation:

Background:

Attachments:

1. Combined_7.23.2026_AMENDMENT_BOOZIES
2. FreightHouse_DeckAreas_Boozies

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("Amendment") is entered into this ____ day of _____, **2026**, by and between the **City of Davenport, Iowa, 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")**.

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated **October 1, 2025** (the "Lease") for certain premises located within the Freight House, 421 West River Drive, Davenport, Iowa; and

WHEREAS, the parties desire to amend the Lease to include Tenant's use of the adjacent outdoor deck area under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Amendment to Leased Premises

Section 1, **Leased Premises**, of the Lease is hereby amended to include the following:

In addition to the approximately 4,500 square feet of interior restaurant space described in the Lease, the Leased Premises shall include the outdoor deck area immediately adjacent to the Tenant's leased premises, as generally depicted on **Exhibit A** attached hereto and incorporated herein by reference ("Deck Area").

2. Permitted Use

The Deck Area shall be used solely for outdoor restaurant seating and other uses incidental to the operation of the Tenant's restaurant, unless otherwise approved in writing by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord of the suitability of the additional leased space for the purpose of food service or alcohol sales.

3. Alcohol License and Outdoor Alcohol Service

Landlord acknowledges and agrees that Tenant shall have the right, at Tenant's sole cost and expense, to apply for, obtain, maintain, renew, transfer, amend, or otherwise

modify any liquor license, beer permit, wine permit, outdoor service area privilege, or other alcoholic beverage license or permit required for the lawful operation of Tenant's business upon the Leased Premises, including the Outdoor Property.

Landlord consents to Tenant's submission of any such application and agrees, upon reasonable request and without delay, to execute such acknowledgments, consents, or other documents as may be reasonably required by the State of Iowa, the City of Davenport, or any other governmental or regulatory authority having jurisdiction, solely for the purpose of evidencing Tenant's leasehold interest and right to occupy and operate upon the Leased Premises, including the Outdoor Property.

Liquor licenses require tenants to have a distinguishing marker of property boundaries. Any distinguishing marker, barriers or blockades that tenants wish to place in the leased premise must be approved or provided by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord that any liquor license, permit, or outdoor service area privilege will be issued or approved. Issuance and continued validity of any such license or permit shall remain subject to approval by all applicable governmental and regulatory authorities, including, without limitation, the local approving authority and the State of Iowa.

Landlord shall have no liability to Tenant for the denial, suspension, revocation, expiration, or non-renewal of any such license or permit by any governmental authority.

4. Maintenance

Tenant shall, at its sole expense:

- Maintain the Deck Area in a clean, safe, and sanitary condition.
- Remove trash and debris generated by its operations.
- Promptly notify the Landlord of any damage or unsafe conditions.
- Comply with all applicable federal, state, and local laws, ordinances, health regulations, and City policies governing the use of the Deck Area.
- All furniture and furnishings provided by the City shall remain the property of the City. The Tenant is responsible for the maintenance, repair, and replacement of all City-furnished furniture, reasonable wear and tear excepted.

- Unless otherwise provided in the Lease, structural repairs and maintenance of the deck itself shall remain the responsibility of the Landlord.

5. Non-Exclusive Rights

Nothing in this Amendment grants Tenant ownership of the Deck Area. The Deck Area shall remain City property, and Landlord reserves the right to access the area for maintenance, repair, utilities, emergency purposes, or other governmental purposes, provided such access does not unreasonably interfere with Tenant's operations.

6. Compliance with Existing Lease

Except as expressly modified by this Amendment, all terms, covenants, conditions, and provisions of the Lease shall remain in full force and effect and are hereby ratified and confirmed.

7. Conflict

In the event of any conflict between this Amendment and the Lease, the terms of this Amendment shall control.

This Amendment shall become effective on _____, **2026**.

LANDLORD

CITY OF DAVENPORT, IOWA

By: _____

Name: _____

Date: _____

TENANT

By: _____

Name: _____

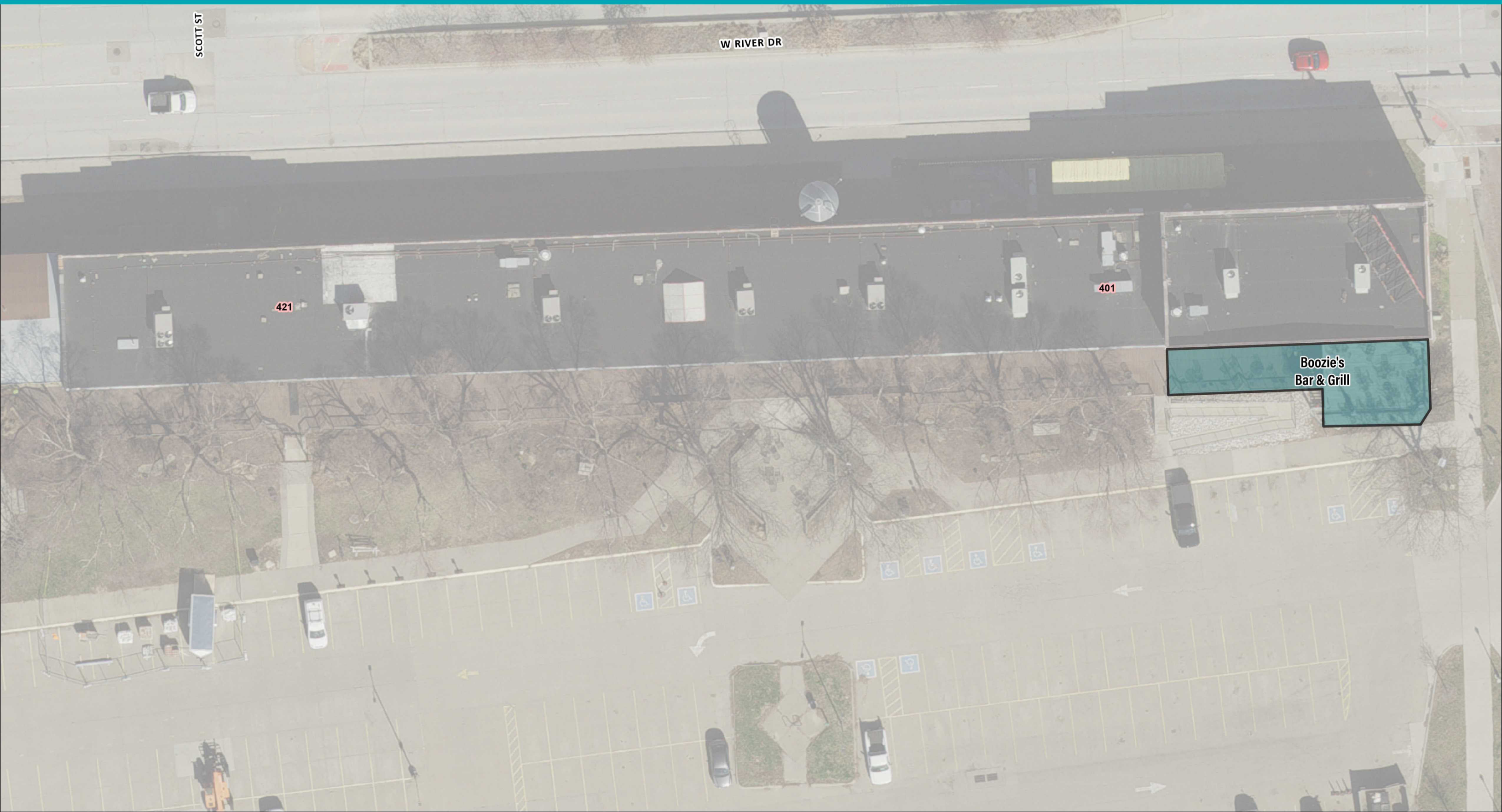
Date: _____



THE CITY OF
DAVENPORT
IOWA | USA

EXHIBIT A | Freight House Deck Area

Boozie's Bar & Grill

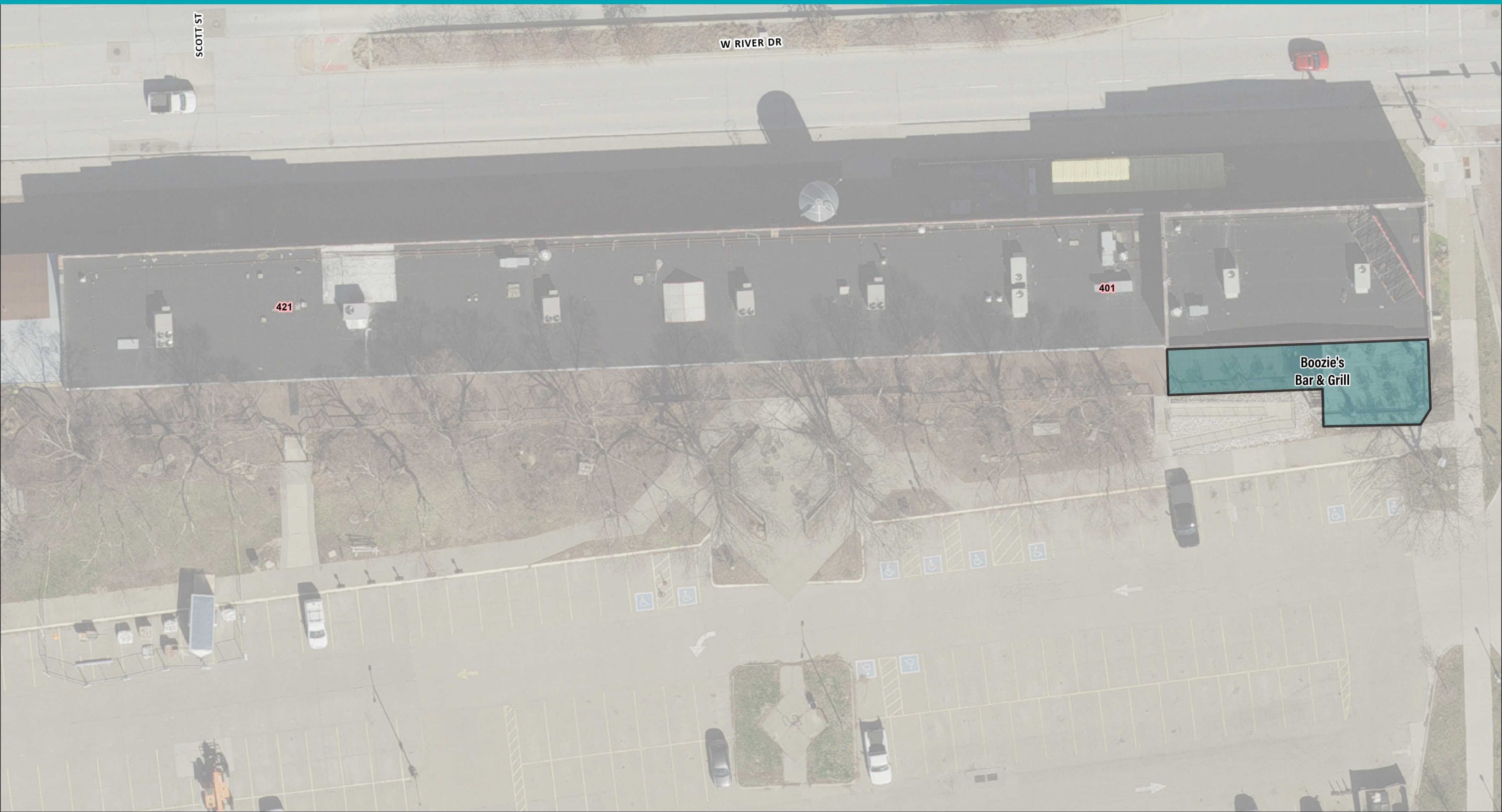




THE CITY OF
DAVENPORT
IOWA | USA

EXHIBIT A | Freight House Deck Area

Boozie's Bar & Grill



City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
7/28/2026

Subject:
Antonella's Lease Amendment

Recommendation:

Background:

Attachments:

1. Combined_7.23.2026_AMENDMENT_ANTONELLAS
2. FreightHouse_DeckAreas_Antonellas

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("Amendment") is entered into this ____ day of _____, **2026**, by and between the **City of Davenport, Iowa, through its Riverfront Improvement Commission ("Landlord")**, and **Antonella's II ("Tenant")**.

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated **February 27, 2024** (the "Lease") for certain premises located within the Freight House, 421 West River Drive, Davenport, Iowa; and

WHEREAS, the parties desire to amend the Lease to include Tenant's use of the adjacent outdoor deck area under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Amendment to Leased Premises

Section 1, **Leased Premises**, of the Lease is hereby amended to include the following:

In addition to the approximately 2,000 square feet of interior restaurant space described in the Lease, the Leased Premises shall include the outdoor deck area immediately adjacent to the Tenant's leased premises, as generally depicted on **Exhibit A** attached hereto and incorporated herein by reference ("Deck Area").

2. Permitted Use

The Deck Area shall be used solely for outdoor restaurant seating and other uses incidental to the operation of the Tenant's restaurant, unless otherwise approved in writing by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord of the suitability of the additional leased space for the purpose of food service or alcohol sales.

3. Alcohol License and Outdoor Alcohol Service

Landlord acknowledges and agrees that Tenant shall have the right, at Tenant's sole cost and expense, to apply for, obtain, maintain, renew, transfer, amend, or otherwise modify any liquor license, beer permit, wine permit, outdoor service area privilege, or

other alcoholic beverage license or permit required for the lawful operation of Tenant's business upon the Leased Premises, including the Outdoor Property.

Landlord consents to Tenant's submission of any such application and agrees, upon reasonable request and without delay, to execute such acknowledgments, consents, or other documents as may be reasonably required by the State of Iowa, the City of Davenport, or any other governmental or regulatory authority having jurisdiction, solely for the purpose of evidencing Tenant's leasehold interest and right to occupy and operate upon the Leased Premises, including the Outdoor Property.

Liquor licenses require tenants to have a distinguishing marker of property boundaries. Any distinguishing marker, barriers or blockades that tenants wish to place in the leased premise must be approved or provided by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord that any liquor license, permit, or outdoor service area privilege will be issued or approved. Issuance and continued validity of any such license or permit shall remain subject to approval by all applicable governmental and regulatory authorities, including, without limitation, the local approving authority and the State of Iowa.

Landlord shall have no liability to Tenant for the denial, suspension, revocation, expiration, or non-renewal of any such license or permit by any governmental authority.

4. Maintenance

Tenant shall, at its sole expense:

- Maintain the Deck Area in a clean, safe, and sanitary condition.
- Remove trash and debris generated by its operations.
- Promptly notify the Landlord of any damage or unsafe conditions.
- Comply with all applicable federal, state, and local laws, ordinances, health regulations, and City policies governing the use of the Deck Area.
- All furniture and furnishings provided by the City shall remain the property of the City. The Tenant is responsible for the maintenance, repair, and replacement of all City-furnished furniture, reasonable wear and tear excepted.
- Unless otherwise provided in the Lease, structural repairs and maintenance of the deck itself shall remain the responsibility of the Landlord.

5. Non-Exclusive Rights

Nothing in this Amendment grants Tenant ownership of the Deck Area. The Deck Area shall remain City property, and Landlord reserves the right to access the area for maintenance, repair, utilities, emergency purposes, or other governmental purposes, provided such access does not unreasonably interfere with Tenant's operations.

6. Compliance with Existing Lease

Except as expressly modified by this Amendment, all terms, covenants, conditions, and provisions of the Lease shall remain in full force and effect and are hereby ratified and confirmed.

7. Conflict

In the event of any conflict between this Amendment and the Lease, the terms of this Amendment shall control.

This Amendment shall become effective on _____, **2026**.

LANDLORD

RIVERFRONT IMPROVEMENT COMMISSION

By: _____

Name: _____

Date: _____

TENANT

By: _____

Name: _____

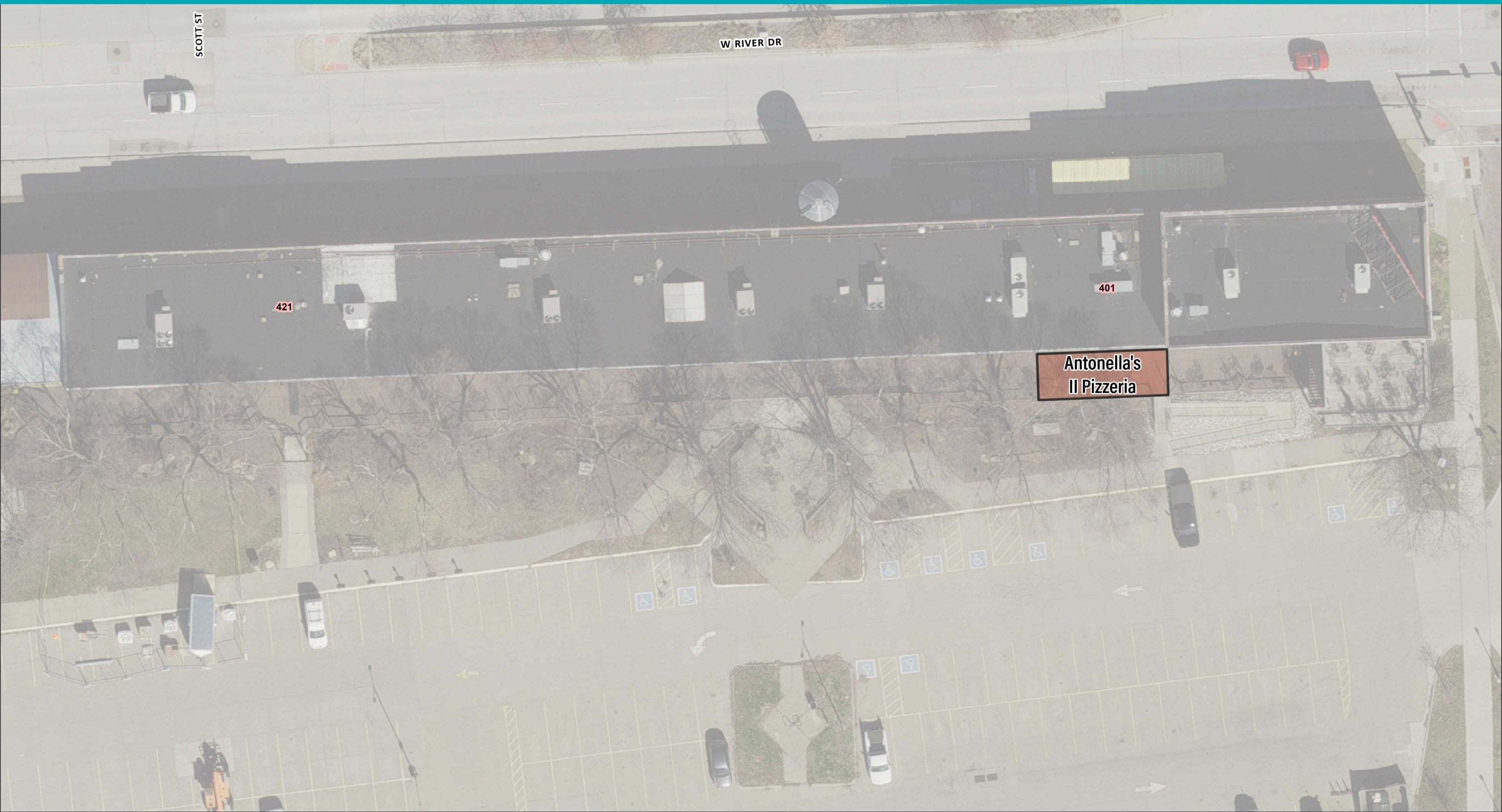
Date: _____



THE CITY OF
DAVENPORT
IOWA | USA

EXHIBIT A | Freight House Deck Area

Antonella's II Pizzeria

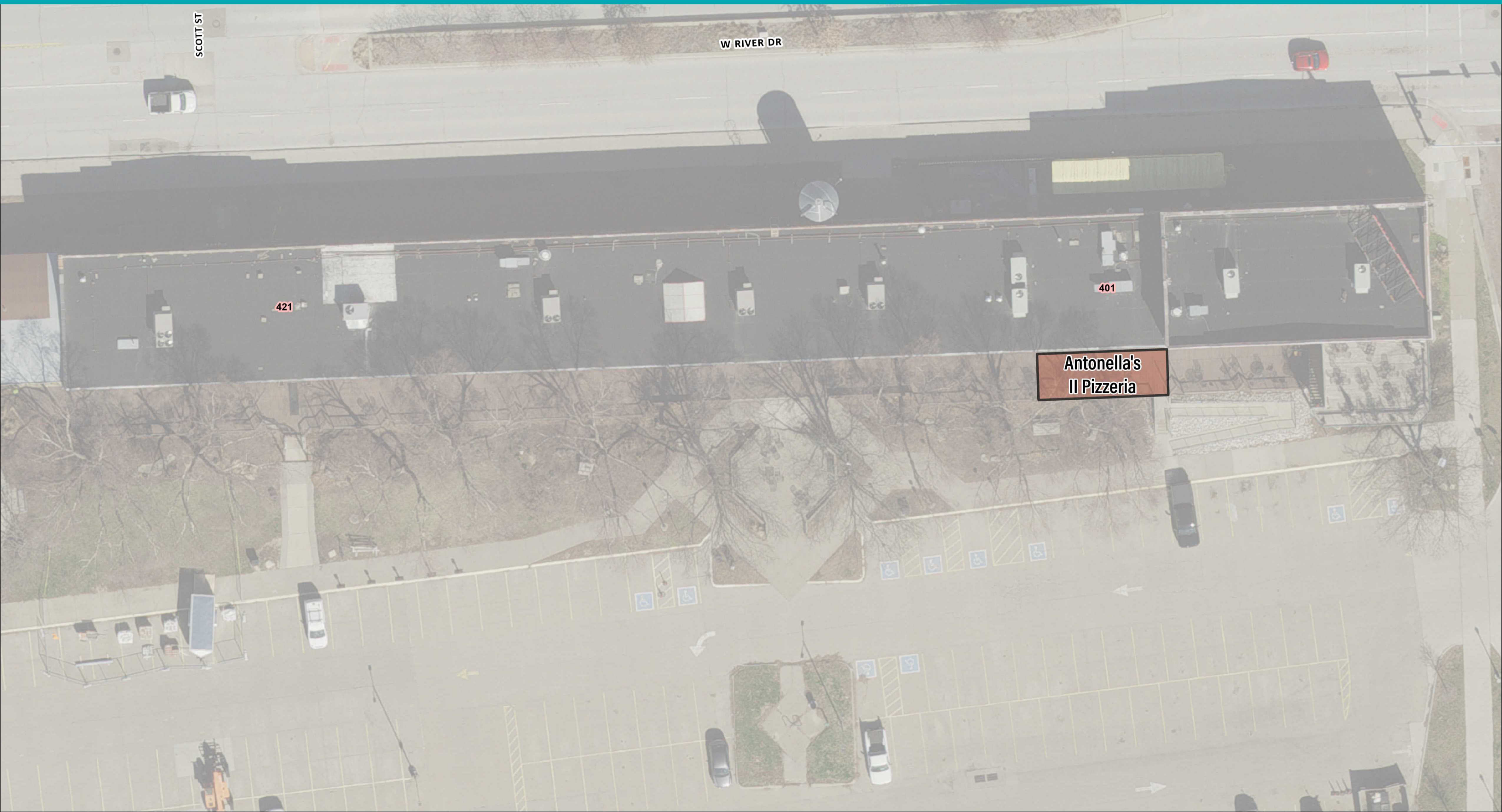




THE CITY OF
DAVENPORT
IOWA | USA

EXHIBIT A | Freight House Deck Area

Antonella's II Pizzeria



City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

7/28/2026

Subject:

Front Street Brewery - Lease Amendment

Recommendation:

Background:

Attachments:

1. 7.23.2026 FIRST AMENDMENT-Front Street Brewery

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement ("Amendment") is entered into this ____ day of _____, **2026**, by and between the **City of Davenport, Iowa, through its Riverfront Improvement Commission ("Landlord")**, and **Front Street Brewery Inc. ("Tenant")**.

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated **October 24, 2023** (the "Lease") for certain premises located within the Freight House, 421 West River Drive, Davenport, Iowa; and

WHEREAS, the parties desire to amend the Lease to include Tenant's use of the adjacent outdoor deck area under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Amendment to Leased Premises

Section 1, **Leased Premises**, of the Lease is hereby amended to include the following:

In addition to the approximately 3,100 square feet of interior restaurant space described in the Lease, the Leased Premises shall include the outdoor deck area immediately adjacent to the Tenant's leased premises, as generally depicted on **Exhibit A** attached hereto and incorporated herein by reference ("Deck Area").

2. Permitted Use

The Deck Area shall be used solely for outdoor restaurant seating and other uses incidental to the operation of the Tenant's restaurant, unless otherwise approved in writing by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord of the suitability of the additional leased space for the purpose of food service or alcohol sales.

3. Alcohol License and Outdoor Alcohol Service

Landlord acknowledges and agrees that Tenant shall have the right, at Tenant's sole cost and expense, to apply for, obtain, maintain, renew, transfer, amend, or otherwise modify any liquor license, beer permit, wine permit, outdoor service area privilege, or

other alcoholic beverage license or permit required for the lawful operation of Tenant's business upon the Leased Premises, including the Outdoor Property.

Landlord consents to Tenant's submission of any such application and agrees, upon reasonable request and without delay, to execute such acknowledgments, consents, or other documents as may be reasonably required by the State of Iowa, the City of Davenport, or any other governmental or regulatory authority having jurisdiction, solely for the purpose of evidencing Tenant's leasehold interest and right to occupy and operate upon the Leased Premises, including the Outdoor Property.

Liquor licenses require tenants to have a distinguishing marker of property boundaries. Any distinguishing marker, barriers or blockades that tenants wish to place in the leased premise must be approved or provided by the Landlord.

Notwithstanding the foregoing, nothing in this Amendment shall be construed as a representation or warranty by Landlord that any liquor license, permit, or outdoor service area privilege will be issued or approved. Issuance and continued validity of any such license or permit shall remain subject to approval by all applicable governmental and regulatory authorities, including, without limitation, the local approving authority and the State of Iowa.

Landlord shall have no liability to Tenant for the denial, suspension, revocation, expiration, or non-renewal of any such license or permit by any governmental authority.

4. Maintenance

Tenant shall, at its sole expense:

- Maintain the Deck Area in a clean, safe, and sanitary condition.
- Remove trash and debris generated by its operations.
- Promptly notify the Landlord of any damage or unsafe conditions.
- Comply with all applicable federal, state, and local laws, ordinances, health regulations, and City policies governing the use of the Deck Area.
- All furniture and furnishings provided by the City shall remain the property of the City. The Tenant is responsible for the maintenance, repair, and replacement of all City-furnished furniture, reasonable wear and tear excepted.
- Unless otherwise provided in the Lease, structural repairs and maintenance of the deck itself shall remain the responsibility of the Landlord.

5. Non-Exclusive Rights

Nothing in this Amendment grants Tenant ownership of the Deck Area. The Deck Area shall remain City property, and Landlord reserves the right to access the area for maintenance, repair, utilities, emergency purposes, or other governmental purposes, provided such access does not unreasonably interfere with Tenant's operations.

6. Compliance with Existing Lease

Except as expressly modified by this Amendment, all terms, covenants, conditions, and provisions of the Lease shall remain in full force and effect and are hereby ratified and confirmed.

7. Conflict

In the event of any conflict between this Amendment and the Lease, the terms of this Amendment shall control.

This Amendment shall become effective on _____, **2026**.

LANDLORD

RIVERFRONT IMPROVEMENT COMMISSION

By: _____

Name: _____

Date: _____

TENANT

By: _____

Name: _____

Date: _____

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
7/28/2026

Subject:
Fall event brainstorming

Recommendation:

Background:

Attachments:
None