

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 25, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Approval of Minutes
 - Minutes from the July 28 meeting
- III. Finance Reports
- IV. Leases
- V. Old Business
 - 1. Former Municipal Inn - brief update
- VI. New Business
- VII. Staff Report
- VIII. Parks Advisory Board Report
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, September 22, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Minutes from the July 28 meeting

Action / Date

8/25/2026

Attachments:

1. Minutes 7.28.26



Riverfront Improvement Commission
Minutes
July 28, 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 (by phone), 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 5:00 pm.

Approval of Minutes

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

Finance Reports

Per the previous month's question about staff cost line items, it was noted that there were no expenses until June. The City hired a Property & Special Projects Manager, Hanna Whitehurst, who will be re-introduced to the Commission at a future meeting.

Old Business

Art in Main Street Landing – Logan Ryser, the artist who designed the proposed public art, presented the concept and answered questions. Total project cost, including installation, is anticipated to cost at least \$250,000. If fundraising is successful through the winter, the artist hopes to complete the build and installation in early to mid-2027. Grubbs made a motion that the RIC provide \$15,000 from the MidAmerican Fund for this project and Churchill seconded. The motion was approved.

Former (Municipal) Levee Inn – cost estimates from Streamline Architects were presented. Nearly \$100,000 is estimated to stabilize/prevent the historic structure from further deterioration and roughly \$436,000 is the total estimated cost to rehab to its historic character and allow it to be used as an active concession stand. After discussion, the intent is to solicit the stabilization funding from the City Council, while also applying for grants. Preliminary commitments of funding from the RIC, individual Aldermen SCORE funds, and the DDP have already tentatively narrowed

the gap. Olson made a motion to pursue fund raising for the full restoration option accordingly and Reinartz seconded. The motion was approved.

Leases

Three amendments to existing leases with Freight House tenants were considered to add outdoor space for tenants who serve alcohol in consultation with the State of Iowa regarding alcohol licensing. Olson moved and Churchill seconded a recommendation to approve an amendment with BZE Holdings, Inc. (Boozie's Bar & Grill) which would require approval by the City Council due to the longer term of the existing lease. The motion was approved. Grubbs moved and Churchill seconded approval of an amendment to the lease with Antonella's II. The motion was approved. And Grubbs moved and Olson seconded approval of an amendment to the lease with Front Street Brewery Inc. The motion was approved.

New Business

No new business was presented.

Staff Report

Fall Event update – suggestions from RIC from the June meeting were discussed with Parks and other City staff and discussed. The consensus from RIC was to focus on MSL as the location, with the preferred timing being perhaps just after the larger City soft opening this fall, to reinforce the message of having frequent events/programming in that space. Highlights of the event could be the planned glass sculpture and progress on the Municipal Inn (Levee Inn) project. No budget was discussed, but presumably some sort of entertainment and food/beverage would be appropriate.

Parks Advisory Board Report

Meyer shared updates from the July PAB, including that the PAB was provided with a brief tour of the in-progress MSL site (which prompted Commissioners to request a similar tour, if possible).

Churchill motioned to adjourn the meeting and Wills seconded. Darland declared adjournment at 6:26 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Community & Economic Development

Contact Info: |

Action / Date

8/25/2026

Subject:

Former Municipal Inn - brief update

Recommendation:

Background:

Attachments:

None