

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 27, 2021; 5:30 PM

CITY HALL COUNCIL CHAMBERS, 226 WEST FOURTH STREET, DAVENPORT, IOWA

I. Call to Order

II. Approval of Minutes

A. Approve the Meeting Minutes from March 23, 2021 - ACTION

III. Finance

A. Approve the Disbursements - ACTION

IV. Leases

V. Projects

A. Nahant Marsh Education Center Addendum - DISCUSSION / ACTION

B. River Heritage Park Update - DISCUSSION

C. Riverfront Refresh 2021 - DISCUSSION

VI. Staff Report

A. Chair Report

B. Parks Report

VII. Other Business

A. Public With Business (5 Mins)

VIII. Adjournment

IX. Next Meeting Date:

A. Tuesday, May 25, 2021 at 5:30 p.m. in Council Chambers

Riverfront Improvement Commission
Minutes
March 23, 2021

Present (Physical): Bill Ashton, Dee Bruemmer, Bill Churchill, Kelli Grubbs, Tom Guy, Neil Kosman, Gwendolyn Lee, Julie Tonn, and Pat Walton

Present (Virtual): Randall Goblirsch

Others Present: Ald. Kyle Gripp, Council Liaison; Tegan Trees, Parks Advisory Board; Brian Ritter, Nahant Marsh; Zach Peterson, Public Works; Bill Handel, Citizen; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:30 p.m. and welcomed all in attendance. Ahrens announced that a quorum for the meeting had been met, and instructions were provided regarding tonight's meeting protocol.

Ashton moved to approve the minutes of the February 23, 2021 meeting. Churchill seconded the motion and carried unanimously.

Finance

Ahrens presented and provided updates regarding the month's disbursements, aged receivables report and the FY2021 Lease Report. Grubbs moved to approve the disbursements. Lee seconded the motion and it carried.

Projects

Bruemmer introduced Brian Ritter, Executive Director of Nahant Marsh, who provided the Commission with a presentation. Following the presentation, there was discussion, including Nahant's request for a Support Letter from the Commission for its upcoming State CAT Grant Application and its request for an addendum to the existing access agreement with adjacent Commission / City-owned land. Staff will follow-up regarding both matters.

Ahrens presented an update regarding Riverfront Refresh 2021. Enhancements include both operations and maintenance as well as programmatic. Working with various interested community stakeholders, there will be a number of special events and activities taking place throughout the riverfront in 2021. In April, the City Council and Riverfront Improvement Commission will co-host Riverfront Refresh Day on Saturday, April 17 at 8am at the Freight House and an exciting new special festival, QC MacDown, will take place on April 24.

Staff Report

Chair Bruemmer provided a report for the Commission, including the finalization of the annual performance evaluation for staff, which has been shared with Ahrens, Community and Economic Development Director, Bruce Berger, and placed in his personnel file.

Trees provided the Parks and Recreation Report, which included repair of the Credit Island Causeway this Spring and the announcement of several available seasonal job openings within Parks and Recreation.

Other Business

Bill Handel, citizen, provided comments regarding the riverfront and River Drive. With no additional public with business to present to the Commission, and with no further business, the meeting was adjourned at 6:20 p.m.

Neil Kosman, Secretary

Revenue/Billing Table
FY - 2021 Levee Fund #740

Lessee	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Summary	Expires	Adjust
1 Front Street Brewery - FH	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	37,440.00	Oct-23	NA
2 Nostalgia Deli / Rumor Mili	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	18,000.00	May-22	NA
4 MidAmerican Co.	6,000.00												6,000.00	Jun-22	NA
5 Lake Davenport Sailing Club										3,900.00			3,900.00	Mar-22	NA
6 LPBC Lindsay Park Boat Club							6,000.00						6,000.00	Dec-26	NA
7 CHS, Inc / Harvest States C	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00	Sep-24	NA
8 One River Place	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00	Monthly	NA
9 Bare Bones BBQ	1,336.68	1,416.79	1,139.32	710.75	359.95	339.89	252.84	0.00	0.00	0.00	0.00	0.00	5,556.22	Mar-34	Mar-23
10 QCCVB - Union Station	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04	Jun-22	Jun-21
11 MVBBS - Union Station	383.33	383.33	383.33	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,669.99	Sep-21	NA
12 Rawson - Union Station	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00	Jun-21	NA
13 Marine Specialties	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	May-23	NA
14 Front Street parking	265.00	265.00	265.00	265.00	265.00	0.00	0.00	0.00	265.00	265.00	265.00	265.00	2,385.00	Monthly	NA
15 Freight House Farmers Mar	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04	Feb-24	NA
16 Rock River Family Office	2,684.50	2,684.50	2,684.50	2,684.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,738.00	Vacant	Vacant
17 Nestle - SemiParkingLot	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00	Dec-23	NA
18 The Diner	3,750.00	3,750.00	3,750.00	3,750.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	39,000.00	Oct-21	NA
19 Antonella's II	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00	Feb-24	NA
20 Taste of Ethiopia	1,050.00	1,050.00	1,050.00	1,050.00	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	13,533.36	Oct-23	Oct-22
Subtotal	28,567.85	20,147.96	19,870.49	21,838.59	17,669.96	17,384.90	25,797.85	17,045.01	17,310.01	23,710.01	17,310.01	17,310.01	243,962.65		
Miscellaneous															
LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00		
Abhe & Svcoboda	860.00	860.00	860.00	860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,440.00		
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	4,440.00		
Total	28,567.85	20,147.96	19,870.49	21,838.59	17,669.96	17,384.90	26,797.85	17,045.01	17,310.01	23,710.01	17,310.01	17,310.01	248,402.65		

City of Davenport



YTD REPORT

FOR 2021 10		JOURNAL DETAIL 2021 9 TO 2021 9					
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450110 INTEREST POOLED INVESTMENTS	0	0	0	-549.00	.00	549.00	100.0%
450404 LEVEE COMMISSION RENT	-285,000	0	-285,000	-233,657.25	.00	-51,342.75	82.0%
480690 MISCELLANEOUS	-75,000	0	-75,000	-63,113.04	.00	-11,886.96	84.2%
489491 TRANSFER LOCAL OPTION SALES	-75,000	0	-75,000	.00	.00	-75,000.00	.0%
490865 FUND BALANCE APPROPRIATION	59,674	0	59,674	.00	.00	59,674.00	.0%
TOTAL UNDEFINED	-375,326	0	-375,326	-297,319.29	.00	-78,006.71	79.2%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	78,779	0	78,779	63,690.40	.00	15,088.60	80.8%
510120 RETIREMENT-FICA	6,027	0	6,027	5,094.50	.00	932.50	84.5%
510130 RETIREMENT-IPERS	7,437	0	7,437	6,012.36	.00	1,424.64	80.8%
510140 EMPLOYEE INSURANCE	12,381	0	12,381	9,400.95	.00	2,980.05	75.9%
510161 DEFERRED COMP	3,939	0	3,939	3,184.52	.00	754.48	80.8%
510162 RETIREMENT HEALTH SAVINGS	788	0	788	636.90	.00	151.10	80.8%
520201 OFFICE SUPPLIES	200	0	200	24.75	.00	175.25	12.4%
520205 UTILITY SERVICES	100,000	0	100,000	63,557.80	.00	36,442.20	63.6%
520215 TECHNICAL SERVICES	100	-100	0	.00	.00	.00	.0%
520217 PROFESSIONAL SERVICES	3,000	-3,000	0	.00	.00	.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	3,100	45,100	46,683.71	1,100.00	-2,683.71	106.0%
520297 PROJECT EXPENSE	50,000	0	50,000	62,765.96	2,072.60	-14,838.56	129.7%
560606 TELEPHONE EXPENSE	500	0	500	377.59	.00	122.41	75.5%
560620 LIABILITY INSURANCE	1,789	0	1,789	1,789.00	.00	.00	100.0%
560623 FACILITIES MAINTENANCE	14,500	0	14,500	10,709.57	.00	3,790.43	73.9%
560624 PROPERTY INSURANCE	550	0	550	550.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSURAN	836	0	836	836.00	.00	.00	100.0%
TOTAL PROJECT MANAGEMENT	322,826	0	322,826	275,314.01	3,172.60	44,339.39	86.3%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%

City of Davenport



YTD REPORT

FOR 2021 10		JOURNAL DETAIL 2021 9 TO 2021 9					
	ORIGINAL APPROP	TRANSFERS/ ADJUSTMENTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL LEVEE IMPROVEMENT	0	0	0	-22,005.28	3,172.60	18,832.68	100.0%
TOTAL REVENUES	-375,326	0	-375,326	-297,319.29	.00	-78,006.71	
TOTAL EXPENSES	375,326	0	375,326	275,314.01	3,172.60	96,839.39	
GRAND TOTAL	0	0	0	-22,005.28	3,172.60	18,832.68	100.0%
** END OF REPORT - Generated by STEVE D AHRENS **							

City of Davenport

MONTHLY DETAIL REPORT



FOR 2021 10			JOURNAL DETAIL 2021 10 TO 2021 10				
	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES							
54741013 510101 FULL TIME SALAR	78,779	0	78,779	63,690.40	.00	15,088.60	80.8%
2021/10/100258 04/09/2021 PRJ	3,268.40	REF PY0409					
					WARRANT=040921	RUN=1 BI-WEEKL	
TOTAL FULL TIME SALARIES	78,779	0	78,779	63,690.40	.00	15,088.60	80.8%
510102 PART TIME SALARIES							
54741013 510102 PART TIME SALAR	0	0	0	.00	.00	.00	.0%
54741013 510102 USDA PART TIME S	0	0	0	.00	.00	.00	.0%
TOTAL PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
510103 TEMPORARY SALARIES							
54741013 510103 TEMPORARY SALAR	0	0	0	.00	.00	.00	.0%
TOTAL TEMPORARY SALARIES	0	0	0	.00	.00	.00	.0%
510105 OVERTIME PAY							
54741013 510105 OVERTIME PAY	0	0	0	.00	.00	.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 10		JOURNAL DETAIL 2021 10 TO 2021 10						
	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
TOTAL OVERTIME PAY	0	0	0	.00	.00	.00	.0%	
510120 RETIREMENT-FICA								
54741013 510120 RETIREMENT-FICA	6,027	0	6,027	5,094.50	.00	932.50	84.5%	
2021/10/100258 04/09/2021 PRJ	261.10 REF PY0409							
54741013 510120 USDA RETIREMENT-	0	0	0	.00	.00	.00	.0%	
TOTAL RETIREMENT-FICA	6,027	0	6,027	5,094.50	.00	932.50	84.5%	
510130 RETIREMENT-IPERS								
54741013 510130 RETIREMENT-IPER	7,437	0	7,437	6,012.36	.00	1,424.64	80.8%	
2021/10/100258 04/09/2021 PRJ	308.54 REF PY0409							
54741013 510130 USDA RETIREMENT-	0	0	0	.00	.00	.00	.0%	
TOTAL RETIREMENT-IPERS	7,437	0	7,437	6,012.36	.00	1,424.64	80.8%	
510140 EMPLOYEE INSURANCE								
54741013 510140 EMPLOYEE INSURA	12,381	0	12,381	9,400.95	.00	2,980.05	75.9%	
TOTAL EMPLOYEE INSURANCE	12,381	0	12,381	9,400.95	.00	2,980.05	75.9%	
510150 POLICE RETIREMENT								
54741013 510150 POLICE RETIREME	0	0	0	.00	.00	.00	.0%	

City of Davenport

MONTHLY DETAIL REPORT



FOR 2021 10		JOURNAL DETAIL 2021 10 TO 2021 10						
	ORIGINAL APPROP	TRANSFRS/ ADJSTMNTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
TOTAL POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%	
510161 DEFERRED COMP								
54741013 510161 DEFERRED COMP	3,939	0	3,939	3,184.52	.00	754.48	80.8%	
2021/10/100258 04/09/2021 PRJ	163.42 REF PY0409				WARRANT=040921	RUN=1 BI-WEEKL		
TOTAL DEFERRED COMP	3,939	0	3,939	3,184.52	.00	754.48	80.8%	
510162 RETIREMENT HEALTH SAVINGS								
54741013 510162 RETIREMENT HEAL	788	0	788	636.90	.00	151.10	80.8%	
2021/10/100258 04/09/2021 PRJ	32.68 REF PY0409				WARRANT=040921	RUN=1 BI-WEEKL		
TOTAL RETIREMENT HEALTH SAVINGS	788	0	788	636.90	.00	151.10	80.8%	
510175 CLOTHING EXPENSE								
54741013 510175 CLOTHING EXPENS	0	0	0	.00	.00	.00	.0%	
TOTAL CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%	
520201 OFFICE SUPPLIES								
54741013 520201 OFFICE SUPPLIES	200	0	200	24.75	.00	175.25	12.4%	
TOTAL OFFICE SUPPLIES	200	0	200	24.75	.00	175.25	12.4%	
520205 UTILITY SERVICES								

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 10		JOURNAL DETAIL 2021 10 TO 2021 10						
		ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520205 UTILITY SERVICE		100,000	0	100,000	63,557.80	.00	36,442.20	63.6%
2021/10/100015 04/01/2021 API		111.90 VND 023664 VCH		AMERICAN WATER	MARCH 2ND PAYMT			207483
TOTAL UTILITY SERVICES		100,000	0	100,000	63,557.80	.00	36,442.20	63.6%
520210 TRAVEL EXPENSES								
54741013 520210 TRAVEL EXPENSES		0	0	0	.00	.00	.00	.0%
TOTAL TRAVEL EXPENSES		0	0	0	.00	.00	.00	.0%
520215 TECHNICAL SERVICES								
54741013 520215 TECHNICAL SERVI		100	-100	0	.00	.00	.00	.0%
TOTAL TECHNICAL SERVICES		100	-100	0	.00	.00	.00	.0%
520217 PROFESSIONAL SERVICES								
54741013 520217 PROFESSIONAL SE		3,000	-3,000	0	.00	.00	.00	.0%
54741013 520217 USDA PROFESSIONA		0	0	0	.00	.00	.00	.0%
TOTAL PROFESSIONAL SERVICES		3,000	-3,000	0	.00	.00	.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS								
54741013 520225 MAINTENANCE-BLD		42,000	3,100	45,100	46,683.71	1,100.00	-2,683.71	106.0%
2021/10/100224 04/08/2021 API		286.27 VND 004423 VCH		WHITE ROOFING		FREIGHT HOUSE- ROOF REPAIRS		207674
2021/10/100224 04/08/2021 POL		-286.27 VND 004423 PO 2109307		WHITE ROOFING		FREIGHT HOUSE- ROOF REPAIR2021		

City of Davenport

MONTHLY DETAIL REPORT



FOR 2021 10

JOURNAL DETAIL 2021 10 TO 2021 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520225 MAINTENANCE-BLD							
2021/10/100288 04/08/2021 API	279.00	VND 010801 VCH					
2021/10/100290 04/08/2021 API	832.66	VND 010801 VCH	MONOXIVENT		WR 2021 059 UNION STATION WASP		
2021/10/100425 04/15/2021 API	2,235.00	VND 010801 VCH	MONOXIVENT		WR 2020 078 UNION STATION FURN		
2021/10/100425 04/15/2021 POL	-2,235.00	VND 010801 PO 2108024	MONOXIVENT		EXHAUST FAN REPLACEMENT AT FRE	5007144	
2021/10/100461 04/13/2021 POE	900.00	VND 001970 PO 2109746	BRYR SERVICES		EXHAUST FAN REPLACEMENT AT2021		
					LINDSAY PARK PARKING LOT STRIP		
TOTAL MAINTENANCE-BLDGS & GRNDS	42,000	3,100	45,100	46,683.71	1,100.00	-2,683.71	106.0%
520245 PAYMENT TO OTHER AGENCY							
54741013 520245 PAYMENT TO OTHE	0	0	0	.00	.00	.00	.0%
TOTAL PAYMENT TO OTHER AGENCY	0	0	0	.00	.00	.00	.0%
520262 INTERDEPARTMENT SERVICE CHG							
54741013 520262 INTERDEPARTMENT	0	0	0	.00	.00	.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG	0	0	0	.00	.00	.00	.0%
520297 PROJECT EXPENSE							
54741013 520297 PROJECT EXPENSE	50,000	0	50,000	62,765.96	2,072.60	-14,838.56	129.7%
2021/10/100013 04/01/2021 API	2,148.00	VND 009985 VCH					
2021/10/100013 04/01/2021 POL	-2,148.00	VND 009985 PO 2107319	CERTASITE LLC		Repair Ansu] system to be code	207496	
2021/10/100013 04/01/2021 API	528.00	VND 009985 VCH	CERTASITE LLC		Repair Ansu] system to be 2021		
2021/10/100013 04/01/2021 POL	-95.13	VND 009985 PO 2107319	CERTASITE LLC		Repair Ansu] system to be code	207496	
2021/10/100224 04/08/2021 API	93.50	VND 009317 VCH	CERTASITE LLC		Repair Ansu] system to be 2021		
2021/10/100378 04/08/2021 POL	-93.50	VND 009317 PO 2109306	PETERSEN SECURITY		SERVICE CALL TO FREIGHT HOUSE	207647	
2021/10/100461 04/13/2021 POE	1,325.00	VND 009901 PO 2109613	PETERSEN SECURITY		SERVICE CALL TO FREIGHT HO2021		
2021/10/100750 04/22/2021 API	972.60	VND 010229 PO 2109747	BPI COMPANIES, INC		FREIGHT HOUSE DECORATIVE LIGHT		
2021/10/100750 04/22/2021 POL	1,325.00	VND 009901 VCH	CBT ENTERPRISES		REWORK GAS LINE TO PIZZA OVEN		
	-1,325.00	VND 009901 PO 2109613	CBT ENTERPRISES		FREIGHT HOUSE DECORATIVE LIGHT		
					FREIGHT HOUSE DECORATIVE L2021		

City of Davenport

MONTHLY DETAIL REPORT



FOR 2021 10		JOURNAL DETAIL 2021 10 TO 2021 10					
	ORIGINAL APPROP	TRANSFERS/ ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL PROJECT EXPENSE	50,000	0	50,000	62,765.96	2,072.60	-14,838.56	129.7%
520298 OTHER SUPPLIES & SERVICES							
54741013 520298 OTHER SUPPLIES	0	0	0	.00	.00	.00	.0%
TOTAL OTHER SUPPLIES & SERVICES	0	0	0	.00	.00	.00	.0%
530303 OPERATING EQUIPMENT							
54741013 530303 USDA OPERATING E	0	0	0	.00	.00	.00	.0%
TOTAL OPERATING EQUIPMENT	0	0	0	.00	.00	.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPEN	500	0	500	377.59	.00	122.41	75.5%
TOTAL TELEPHONE EXPENSE	500	0	500	377.59	.00	122.41	75.5%
560620 LIABILITY INSURANCE							
54741013 560620 LIABILITY INSUR	1,789	0	1,789	1,789.00	.00	.00	100.0%
TOTAL LIABILITY INSURANCE	1,789	0	1,789	1,789.00	.00	.00	100.0%
560622 DATA PROCESSING							
54741013 560622 DATA PROCESSING	0	0	0	.00	.00	.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 10				JOURNAL DETAIL 2021 10 TO 2021 10			
	ORIGINAL APPROP	TRANSFERS/ ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL DATA PROCESSING	0	0	0	.00	.00	.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAIN	14,500	0	14,500	10,709.57	.00	3,790.43	73.9%
TOTAL FACILITIES MAINTENANCE	14,500	0	14,500	10,709.57	.00	3,790.43	73.9%
560624 PROPERTY INSURANCE							
54741013 560624 PROPERTY INSURA	550	0	550	550.00	.00	.00	100.0%
TOTAL PROPERTY INSURANCE	550	0	550	550.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633 WORKERS COMPENS	836	0	836	836.00	.00	.00	100.0%
TOTAL WORKERS COMPENSATION INSURANCE	836	0	836	836.00	.00	.00	100.0%
TOTAL PROJECT MANAGEMENT	322,826	0	322,826	275,314.01	3,172.60	44,339.39	86.3%
TOTAL LEVEE IMPROVEMENT	322,826	0	322,826	275,314.01	3,172.60	44,339.39	86.3%
TOTAL EXPENSES	322,826	0	322,826	275,314.01	3,172.60	44,339.39	
GRAND TOTAL	322,826	0	322,826	275,314.01	3,172.60	44,339.39	86.3%

** END OF REPORT - Generated by STEVE D AHRENS **

ADDENDUM AGREEMENT

Nahant Marsh Education Center
4220 Wapello Avenue
Davenport, Iowa

This addendum agreement is made as of May 12, 2021 by and between the City of Davenport through its Riverfront Improvement Commission (hereinafter referred to as "Lessor") and the Nahant Marsh Education Center (the "Nahant Center"), an Iowa not-for-profit corporation, (hereinafter referred to as "Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee entered into an agreement on August 20, 2014, and

WHEREAS, Lessee has requested the addition of the following five City-owned parcels to the agreement:

Parcel ID – 31703-12
Parcel ID – 31703-03
Parcel ID – 30851-22
Parcel ID – 31705-31
Parcel ID – 31705-36

NOW THEREFORE, in consideration of the mutual agreements contained herein, and in full compliance with the terms of the agreements, Lessor and Lessee agree that all other provisions of the agreement will remain as first written.

CITY OF DAVENPORT

NAHANT MARSH
EDUCATION BOARD

By: _____

By: _____

Michael Matson, Mayor

Brian Ritter, Executive Director

EASTERN IOWA COMMUNITY COLLEGES
ADVANCED TECHNOLOGY ENVIRONMENTAL
EDUCATION CENTER

By: _____

Don Doucette, Chancellor

AGREEMENT

This Agreement ("Agreement") entered into this 20th day of August, 2014, by and among the City of Davenport (the "City"), an Iowa municipal corporation, whose address for the purpose of this Agreement is 224 W. 4th Street, Davenport, Iowa 52801, Eastern Iowa Community Colleges, Advanced Technology Environmental Education Center ("EICC/ATEEC"), an Iowa educational institution/not-for-profit corporation, whose address for the purpose of this license is 306 West River Drive, Davenport, Iowa 52801, and the Nahant Marsh Education Center (the "Nahant Center"), an Iowa not-for-profit corporation, whose address for the purpose of this Agreement is 4220 Wapello Avenue, Davenport, Iowa.

WHEREAS, the City is the owner of a 114 acre parcel of land, including a renovated building (the "Center") located at 4220 Wapello Avenue, Davenport, Iowa, commonly known as the Nahant Marsh (the "Marsh");

WHEREAS, the Nahant Center and the EICC/ATEEC or some other contracted organization are willing to assist with the operation of the Center and will provide their best efforts to support the Center;

WHEREAS, the Nahant Center and EICC/ATEEC have led and will lead fundraising efforts for operations at the Marsh;

WHEREAS, the Nahant Center is in the process of raising funds to build a \$220,000 addition to the Center;

WHEREAS, Nahant Center owns 151 additional acres which surround or abut the property owned by the City;

WHEREAS, the City has contributed \$7,500 cash annually (funded from the storm water utility fee);

WHEREAS, the above organizations all desire that the educational programs of the Center be successful.

NOW, THEREFORE, the undersigned agree as follows:

1. TERM. The term of this Agreement shall be for twenty (20) years beginning on the date of execution of this Agreement with automatic five (5) year renewal terms until termination by ten (10) days written notice before the end of the initial term or any extension thereof.

2. CENTER IMPROVEMENTS.

a. Routine Maintenance. The existing Center has previously been remodeled or renovated by the City, including all mechanical systems and the City has agreed to make all repairs including wear and tear and routine maintenance. The City is agreeable to the addition to the Center and will further agree to cover all repairs including wear and tear and routine maintenance in reference to said addition.

- b. **Capital Expenditures.** The Center will request future capital improvements and the City will review same and when approved, place them in capital improvement budgets.
3. **MAINTENANCE COSTS.** The City will continue to pay all utility charges and will provide all snow removal and mowing services at the Marsh.
4. **INSURANCE.** The City agrees to provide property, casualty and liability insurance on the Marsh and Center. The City will agree to provide general liability insurance on the Marsh and the Center in an amount not less than \$1,000,000 coverage.
5. **NAHANT MARSH FACILITATOR/ECO EDUCATOR.** EICC/ATEEC has interviewed and hired a Nahant Marsh Facilitator/ECO Educator and agrees that it will not subcontract the duties of the Facilitator without prior approval of the Board.
6. **CENTER ACTIVITIES.** The Facilitator and EICC/ATEEC shall be solely responsible for coordinating and scheduling organized groups and activities at the Center, including but not limited to: educational school groups, environmental organizations, research projects, workshops and seminars.
7. **ACCESS TO CENTER.** The City and EICC/ATEEC reserve unto themselves and their designees the right to free access and use of the Marsh and the Center and its facilities, subject to scheduling through EICC/ATEEC and confirmation that said activity and/or program will not conflict with an existing Nahant activity and/or program.
8. **ECOSYSTEM MANAGEMENT.** Decisions relating to overall management of the Marsh ecosystem will remain with the Nahant Board. Examples of ecosystem management decisions include but are not limited to decisions concerning location and design of viewing platforms, water control structures, walking paths, water level control, invasive species management, prairie management, prairie restoration and types and locations of plantings.
9. **FUNDRAISING.** The primary partner for fundraising efforts during the period of this Agreement shall be the EICC/ATEEC and Nahant Board. EICC/ATEEC, as an educational programmer, may be in a position to request additional funds for Center operations through grants, gifts or other means, and Nahant Board agree to cooperate and facilitate such fundraising endeavors as they may arise, under the direction of the Nahant Board. The City agrees to continue to contribute a minimum of \$7,500 per year the first 5 years; a minimum of \$8,500 per year during the next 5 years; a minimum of \$9,500 per year during the next 5 year period; and a minimum of \$10,500 per year during the next 5 years, whether funded from storm water utility fees or other sources during the term of the agreement.
10. **ANNUAL REPORT.** Nahant will provide an annual report after the end of each calendar year.
11. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand to other communication, such notice shall be considered given under the terms of this license when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid.

12. **PROVISIONS BINDING.** Each and every covenant and agreement herin contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

13. **ASSIGNMENT.** Neither party shall assign this Agreement, in whole or part without the prior written consent of the other parties, which consent shall not be unreasonably withheld.

14. **GOVERNING LAW.** This Agreement shall be interpreted in accordance with the laws of the State of Iowa. if any part or provision of this license shall be deemed to be invalid or illegal, then such invalid or illegal portion shall, so far as possible, not affect the validity or legality of the remainder of this license.

IN WITNESS WHEREOF, the parties have caused this instrument to be signed by their respective duly authorized officers on the date indicated above.


**Eastern Iowa Community Colleges
Advanced Technology Environmental
Education Center, an Iowa Not-For-Profit
Corporation**

**Nahant Marsh Education Board,
an Iowa Not-For-Profit Corporation**

By: _____
Name: Don Doucette
Title: Chancellor

By: _____
Name: Tim Murphy
Title: Chair

City of Davenport, an Iowa Municipal Corporation

By: 
Name: William E. Gluba
Title: Mayor