

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 27, 2021; 5:30 PM

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

I. Call to Order

II. Officer Elections

A. Officer Elections - ACTION

III. Approval of Minutes

A. Approve the Minutes from the June 22, 2021 Meeting - ACTION

IV. Finance

A. Approve the Disbursements- ACTION

V. Leases

A. EME Designs at Union Station - DISCUSSION / ACTION

B. Mississippi Valley Blues Society - Union Station - DISCUSSION

VI. Projects

A. Riverfront Refresh 2021 - DISCUSSION

VII. Staff Report

A. Parks Report

VIII. Other Business

A. Public With Business (5 Mins)

IX. Adjournment

A. Tuesday, August 24, 2021 at 5:30 p.m. in Council Chambers

Riverfront Improvement Commission
Minutes
June 22, 2021

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

Present (Virtual):

Others Present: Frank Klipsch, American Cruise Lines, Bill Handel, Citizen; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:31 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 May 25, 2021 meeting. Walton 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. Walton seconded the motion and it carried.

Leases

Ahrens presented the draft lease renewal agreement for Rita Rawson for the second level suite in Union Station. Following discussion, Grubbs moved to approve the agreement. Churchill seconded the motion and it carried.

Projects

American Cruise Lines, represented by Frank Klipsch, provided the Commission with a presentation regarding its operations, new additions to its fleet, and its docking schedule for 2021 and 2022. Following the presentation and discussion, Ahrens announced the greeting plans for the initial stop on July 24, Bix Race Weekend.

Ahrens provided an overview for a programming project recommended by Alderman Condon for Riverfront Hammocks. The pilot program in 2021 calls for the installation of two frames with removable hammocks to be located along the Riverwalk in LeClaire Park. Hammocks would be either rented via the Visitors Center at Union Station or self-provided and the cost of the installation and materials will be sponsored by both Aldermen Condon and Gripp.

Ahrens presented an update regarding Riverfront Refresh 2021. The month has been very busy on the riverfront, and there are several upcoming programming activities that will be taking place, including Red, White & Boom!, continued Music on the River summer concert series, Quinlan Court programming, and special events. In addition, subsequent work days to complete the riverwalk railing painting along LeClaire Park this year are scheduled with volunteers.

Staff Report

Michael Schertz has been elected as the new Parks Liaison to the Commission as Tegan Trees has taken a new job with the City of Davenport and no longer serves on the Parks Advisory Board.

Bruemmer announced that Officer Elections for the Commission will be held at the beginning of the July meeting.

Other Business

Bill Handel, citizen, provided comments regarding the riverfront, and specifically, his thoughts about improving the farmer's market. With no additional public with business to present to the Commission, and with no further business, the meeting was adjourned at 6:55 p.m.

Neil Kosman, Secretary

Revenue/Billing Table
FY - 2022 Levee Fund #740

Lessee	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	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 Chill Eats	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	May-22	NA
3 MidAmerican Co.	6,000.00												6,000.00	Jun-22	NA
4 Lake Davenport Sailing Club										3,900.00			3,900.00	Mar-22	NA
5 LPBC Lindsay Park Boat Club							6,000.00						6,000.00	Dec-26	NA
6 CHS, Inc / Harvest States C	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00	Sep-24	NA
7 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
8 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	5,558.22	Mar-34	Mar-23
9 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
10 MVBS - Union Station	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00	Sep-21	NA
11 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
12 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
13 Front Street parking	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00	Monthly	NA
14 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
15 Union Station Upper Level	0.00	0.00	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	10,000.00	Sep-24	Sep-22
16 Heartland Healing	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00	May-22	NA
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	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00	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	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	14,000.04	Oct-23	Oct-22
Subtotal	27,313.69	18,893.80	19,616.33	21,687.76	18,836.95	18,816.90	27,229.85	18,477.01	18,477.01	24,877.01	18,477.01	18,477.01	251,180.34		
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 & Svoboda	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
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	1,000.00		
Total	27,313.69	18,893.80	19,616.33	21,687.76	18,836.95	18,816.90	28,229.85	18,477.01	18,477.01	24,877.01	18,477.01	18,477.01	252,180.34		

City of Davenport



YTD REPORT

FOR 2022 01 JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
4740 LEVEE IMPROVEMENT						
00000 UNDEFINED						
450404 LEVEE COMMISSION RENT						
-275,000.00	0.00	-275,000.00	-25,657.01	0.00	-249,342.99	9.3%
480690 MISCELLANEOUS						
-75,000.00	0.00	-75,000.00	0.00	0.00	-75,000.00	.0%
489491 TRANSFER LOCAL OPTION SALES						
-75,000.00	0.00	-75,000.00	0.00	0.00	-75,000.00	.0%
TOTAL UNDEFINED						
-425,000.00	0.00	-425,000.00	-25,657.01	0.00	-399,342.99	6.0%
10130 PROJECT MANAGEMENT						
510101 FULL TIME SALARIES						
88,092.00	0.00	88,092.00	2,315.91	0.00	85,776.09	2.6%
510120 RETIREMENT-FICA						
6,739.00	0.00	6,739.00	185.30	0.00	6,553.70	2.7%
510130 RETIREMENT-IPERS						
8,316.00	0.00	8,316.00	218.63	0.00	8,097.37	2.6%
510140 EMPLOYEE INSURANCE						
12,381.00	0.00	12,381.00	1,044.75	0.00	11,336.25	8.4%
510161 DEFERRED COMP						
4,405.00	0.00	4,405.00	115.80	0.00	4,289.20	2.6%
510162 RETIREMENT HEALTH SAVINGS						
881.00	0.00	881.00	23.16	0.00	857.84	2.6%
520201 OFFICE SUPPLIES						
200.00	0.00	200.00	0.00	0.00	200.00	.0%
520205 UTILITY SERVICES						
100,000.00	0.00	100,000.00	8,570.24	0.00	91,429.76	8.6%
520215 TECHNICAL SERVICES						
100.00	0.00	100.00	0.00	0.00	100.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS						
40,000.00	0.00	40,000.00	0.00	970.00	39,030.00	2.4%
520297 PROJECT EXPENSE						
50,000.00	0.00	50,000.00	2,620.00	1,055.00	46,325.00	7.4%
560606 TELEPHONE EXPENSE						
500.00	0.00	500.00	0.00	0.00	500.00	.0%

City of Davenport



YTD REPORT

FOR 2022 01

JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	% USED
560620 LIABILITY INSURANCE 1,707.00	0.00	1,707.00	0.00	0.00	1,707.00	.0%
560624 PROPERTY INSURANCE 540.00	0.00	540.00	0.00	0.00	540.00	.0%
560633 WORKERS COMPENSATION INSURAN 752.00	0.00	752.00	0.00	0.00	752.00	.0%
TOTAL PROJECT MANAGEMENT 314,613.00	0.00	314,613.00	15,093.79	2,025.00	297,494.21	5.4%
88000 TRANSFERS OUT						
550501 TRANSFERS OUT 52,500.00	0.00	52,500.00	0.00	0.00	52,500.00	.0%
TOTAL TRANSFERS OUT 52,500.00	0.00	52,500.00	0.00	0.00	52,500.00	.0%
TOTAL LEVEE IMPROVEMENT -57,887.00	0.00	-57,887.00	-10,563.22	2,025.00	-49,348.78	14.7%
TOTAL REVENUES -425,000.00	0.00	-425,000.00	-25,657.01	0.00	-399,342.99	
TOTAL EXPENSES 367,113.00	0.00	367,113.00	15,093.79	2,025.00	349,994.21	
GRAND TOTAL -57,887.00	0.00	-57,887.00	-10,563.22	2,025.00	-49,348.78	14.7%

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

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01 JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
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4740 LEVEE IMPROVEMENT

10130 PROJECT MANAGEMENT

510101 FULL TIME SALARIES

54741013 510101	88,092.00	FULL TIME SALARIES 0.00	88,092.00	2,315.91	0.00	85,776.09	2.6%
2022/01/010052	07/02/2021	PRJ	3,268.40	REF PY0702 WARRANT=070221	RUN=1	BI-WEEKL	
2022/01/010309	07/16/2021	PRJ	3,308.44	REF PY0716 WARRANT=071621	RUN=1	BI-WEEKL	
2022/01/010423	07/01/2021	GRV	-3,268.40	REF BEC REVERSE 121486			
2022/01/010424	07/01/2021	GRV	-992.53	REF BEC REVERSE 121490			
TOTAL FULL TIME SALARIES	88,092.00	0.00	88,092.00	2,315.91	0.00	85,776.09	2.6%

510102 PART TIME SALARIES

54741013 510102	0.00	PART TIME SALARIES 0.00	0.00	0.00	0.00	0.00	.0%
54741013 510102 USDA	0.00	PART TIME SALARIES 0.00	0.00	0.00	0.00	0.00	.0%
TOTAL PART TIME SALARIES	0.00	0.00	0.00	0.00	0.00	0.00	.0%

510103 TEMPORARY SALARIES

54741013 510103	0.00	TEMPORARY SALARIES 0.00	0.00	0.00	0.00	0.00	.0%
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City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01

JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL TEMPORARY SALARIES 0.00	0.00	0.00	0.00	0.00	0.00	.0%
510105 OVERTIME PAY						
54741013 510105 0.00 OVERTIME PAY	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OVERTIME PAY 0.00	0.00	0.00	0.00	0.00	0.00	.0%
510120 RETIREMENT-FICA						
54741013 510120 6,739.00 RETIREMENT-FICA	0.00	6,739.00	185.30	0.00	6,553.70	2.7%
2022/01/010052 07/02/2021 PRJ	261.10	REF PY0702 WARRANT=070221	RUN=1 BI-WEEKL			
2022/01/010309 07/16/2021 PRJ	264.71	REF PY0716 WARRANT=071621	RUN=1 BI-WEEKL			
2022/01/010423 07/01/2021 GRV	-261.10	REF BEC REVERSE 121486				
2022/01/010424 07/01/2021 GRV	-79.41	REF BEC REVERSE 121490				
54741013 510120 USDA 0.00 RETIREMENT-FICA	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RETIREMENT-FICA 6,739.00	0.00	6,739.00	185.30	0.00	6,553.70	2.7%
510130 RETIREMENT-IPERS						
54741013 510130 8,316.00 RETIREMENT-IPERS	0.00	8,316.00	218.63	0.00	8,097.37	2.6%
2022/01/010052 07/02/2021 PRJ	308.54	REF PY0702 WARRANT=070221	RUN=1 BI-WEEKL			
2022/01/010309 07/16/2021 PRJ	312.32	REF PY0716 WARRANT=071621	RUN=1 BI-WEEKL			
2022/01/010423 07/01/2021 GRV	-308.54	REF BEC REVERSE 121486				
2022/01/010424 07/01/2021 GRV	-93.69	REF BEC REVERSE 121490				

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01				JOURNAL DETAIL 2022 1 TO 2022 1				
ORIGINAL APPROP		TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
54741013 510130	USDA	RETIREMENT-IPERS						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL RETIREMENT-IPERS								
	8,316.00	0.00	8,316.00	218.63	0.00	8,097.37	2.6%	
510140 EMPLOYEE INSURANCE								
54741013 510140		EMPLOYEE INSURANCE						
	12,381.00	0.00	12,381.00	1,044.75	0.00	11,336.25	8.4%	
2022/01/010309 07/16/2021 PRJ		1,044.75	REF PY0716 WARRANT=071621	RUN=1	BI-WEEKL			
TOTAL EMPLOYEE INSURANCE								
	12,381.00	0.00	12,381.00	1,044.75	0.00	11,336.25	8.4%	
510150 POLICE RETIREMENT								
54741013 510150		POLICE RETIREMENT						
	0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL POLICE RETIREMENT								
	0.00	0.00	0.00	0.00	0.00	0.00	.0%	
510161 DEFERRED COMP								
54741013 510161		DEFERRED COMP						
	4,405.00	0.00	4,405.00	115.80	0.00	4,289.20	2.6%	
2022/01/010052 07/02/2021 PRJ		163.42	REF PY0702 WARRANT=070221	RUN=1	BI-WEEKL			
2022/01/010309 07/16/2021 PRJ		165.42	REF PY0716 WARRANT=071621	RUN=1	BI-WEEKL			
2022/01/010423 07/01/2021 GRV		-163.42	REF BEC REVERSE 121486					
2022/01/010424 07/01/2021 GRV		-49.62	REF BEC REVERSE 121490					

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01

JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL DEFERRED COMP 4,405.00	0.00	4,405.00	115.80	0.00	4,289.20	2.6%
510162 RETIREMENT HEALTH SAVINGS						
54741013 510162 881.00	RETIREMENT HEALTH SAVINGS 0.00	881.00	23.16	0.00	857.84	2.6%
2022/01/010052 07/02/2021 PRJ	32.68 REF PY0702 WARRANT=070221					
2022/01/010309 07/16/2021 PRJ	33.08 REF PY0716 WARRANT=071621					
2022/01/010423 07/01/2021 GRV	-32.68 REF BEC REVERSE 121486					
2022/01/010424 07/01/2021 GRV	-9.92 REF BEC REVERSE 121490					
TOTAL RETIREMENT HEALTH SAVINGS 881.00	0.00	881.00	23.16	0.00	857.84	2.6%
510175 CLOTHING EXPENSE						
54741013 510175 0.00	CLOTHING EXPENSE 0.00	0.00	0.00	0.00	0.00	.0%
TOTAL CLOTHING EXPENSE 0.00	0.00	0.00	0.00	0.00	0.00	.0%
520201 OFFICE SUPPLIES						
54741013 520201 200.00	OFFICE SUPPLIES 0.00	200.00	0.00	0.00	200.00	.0%
TOTAL OFFICE SUPPLIES 200.00	0.00	200.00	0.00	0.00	200.00	.0%
520205 UTILITY SERVICES						
54741013 520205	UTILITY SERVICES					

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01

JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
100,000.00	0.00	100,000.00	8,570.24	0.00	91,429.76	8.6%
2022/01/010381 07/19/2021 CRP	20.80 REF 04-072621			2022 UB		
2022/01/010381 07/19/2021 CRP	695.73 REF 04-072621			2022 UB		
2022/01/010381 07/19/2021 CRP	742.50 REF 04-072621			2022 UB		
2022/01/010503 07/22/2021 API	7,111.21 VND 014254 VCH			MIDAMERICAN ENE Utility Payment 01/2022		210091
TOTAL UTILITY SERVICES						
100,000.00	0.00	100,000.00	8,570.24	0.00	91,429.76	8.6%
520210 TRAVEL EXPENSES						
54741013 520210	TRAVEL EXPENSES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL TRAVEL EXPENSES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520215 TECHNICAL SERVICES						
54741013 520215	TECHNICAL SERVICES					
100.00	0.00	100.00	0.00	0.00	100.00	.0%
TOTAL TECHNICAL SERVICES						
100.00	0.00	100.00	0.00	0.00	100.00	.0%
520217 PROFESSIONAL SERVICES						
54741013 520217	PROFESSIONAL SERVICES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
54741013 520217 USDA	PROFESSIONAL SERVICES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01 JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL PROFESSIONAL SERVICES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS						
54741013 520225	MAINTENANCE-BLDGS & GRNDS					
40,000.00	0.00	40,000.00	0.00	970.00	39,030.00	2.4%
2022/01/010028 07/01/2021 POE	850.00 VND 009985 PO	2200034	CERTASITE LLC	FIRE ALARM INSPECTION-FREIGHT		
2022/01/010472 07/21/2021 POE	120.00 VND 003602 PO	2200682	ACME SIGN CO	INVOICE# S213 ROOFTOP SIGN/FRE		
TOTAL MAINTENANCE-BLDGS & GRNDS						
40,000.00	0.00	40,000.00	0.00	970.00	39,030.00	2.4%
520245 PAYMENT TO OTHER AGENCY						
54741013 520245	PAYMENT TO OTHER AGENCY					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL PAYMENT TO OTHER AGENCY						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520262 INTERDEPARTMENT SERVICE CHG						
54741013 520262	INTERDEPARTMENT SERVICE CHG					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520297 PROJECT EXPENSE						
54741013 520297	PROJECT EXPENSE					
50,000.00	0.00	50,000.00	2,620.00	1,055.00	46,325.00	7.4%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01

JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
54741013 520297 PROJECT EXPENSE						
2022/01/010013 07/01/2021 POE	1,300.00 VND 010244 PO	2200012	IDENTITY CRISIS SUMMER CONCERT SERIES 7/3/2021			
2022/01/010039 07/01/2021 POE	500.00 VND 017892 PO	2200043	BEIDERBECKE INVOICE# 210629 SUNDAY CONCERT			
2022/01/010059 07/01/2021 API	1,300.00 VND 010244 VCH		IDENTITY CRISIS SUMMER CONCERT SERIES 7/3/2021			209700
2022/01/010059 07/01/2021 POL	-1,300.00 VND 010244 PO	2200012	IDENTITY CRISIS SUMMER CONCERT SERIES 7/3/2022			
2022/01/010160 07/07/2021 POE	300.00 VND 010261 PO	2200209	STOLTENBERG, ST SUMMER CONCERT SERIES 7/18/202			
2022/01/010238 07/12/2021 POE	520.00 VND 010306 PO	2200316	KVAPIL, DANELLE STARS, STRIPES, AND SAXOPHONE			
2022/01/010281 07/15/2021 API	300.00 VND 010261 VCH		STOLTENBERG, ST SUMMER CONCERT SERIES 7/18/202			209950
2022/01/010281 07/15/2021 POL	-300.00 VND 010261 PO	2200209	STOLTENBERG, ST SUMMER CONCERT SERIES 7/18/2022			
2022/01/010282 07/15/2021 API	500.00 VND 017892 VCH		BEIDERBECKE INVOICE# 210629 SUNDAY CONCERT			209830
2022/01/010282 07/15/2021 POL	-500.00 VND 017892 PO	2200043	BEIDERBECKE INVOICE# 210629 SUNDAY CON2022			
2022/01/010472 07/21/2021 POE	200.00 VND 001398 PO	2200679	BOS ELECTRONICS SOUND SYSTEM RENTAL FOR JULY 1			
2022/01/010472 07/21/2021 POE	685.00 VND 001398 PO	2200680	BOS ELECTRONICS SOUND SYSTEM RENTAL FOR RED WH			
2022/01/010472 07/21/2021 POE	170.00 VND 001398 PO	2200681	BOS ELECTRONICS SOUND SYSTEM RENTAL FOR JULY 1			
2022/01/010507 07/22/2021 API	520.00 VND 010306 VCH		KVAPIL, DANELLE STARS, STRIPES, AND SAXOPHONE			210078
2022/01/010507 07/22/2021 POL	-520.00 VND 010306 PO	2200316	KVAPIL, DANELLE STARS, STRIPES, AND SAXOPH2022			
TOTAL PROJECT EXPENSE						
50,000.00	0.00	50,000.00	2,620.00	1,055.00	46,325.00	7.4%
520298 OTHER SUPPLIES & SERVICES						
54741013 520298	OTHER SUPPLIES & SERVICES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OTHER SUPPLIES & SERVICES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
530303 OPERATING EQUIPMENT						
54741013 530303 USDA	OPERATING EQUIPMENT					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OPERATING EQUIPMENT						
0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01

JOURNAL DETAIL 2022 1 TO 2022 1

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
560606 TELEPHONE EXPENSE						
54741013 560606	TELEPHONE EXPENSE					
500.00	0.00	500.00	0.00	0.00	500.00	.0%
TOTAL TELEPHONE EXPENSE						
500.00	0.00	500.00	0.00	0.00	500.00	.0%
560620 LIABILITY INSURANCE						
54741013 560620	LIABILITY INSURANCE					
1,707.00	0.00	1,707.00	0.00	0.00	1,707.00	.0%
TOTAL LIABILITY INSURANCE						
1,707.00	0.00	1,707.00	0.00	0.00	1,707.00	.0%
560622 DATA PROCESSING						
54741013 560622	DATA PROCESSING					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL DATA PROCESSING						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
560623 FACILITIES MAINTENANCE						
54741013 560623	FACILITIES MAINTENANCE					
0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2022 01		JOURNAL DETAIL 2022 1 TO 2022 1					
ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
TOTAL FACILITIES MAINTENANCE							
0.00	0.00	0.00	0.00	0.00	0.00		.0%
560624 PROPERTY INSURANCE							
54741013 560624	PROPERTY INSURANCE						
540.00	0.00	540.00	0.00	0.00	540.00		.0%
TOTAL PROPERTY INSURANCE							
540.00	0.00	540.00	0.00	0.00	540.00		.0%
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633	WORKERS COMPENSATION INS						
752.00	0.00	752.00	0.00	0.00	752.00		.0%
TOTAL WORKERS COMPENSATION INSURANCE							
752.00	0.00	752.00	0.00	0.00	752.00		.0%
TOTAL PROJECT MANAGEMENT							
314,613.00	0.00	314,613.00	15,093.79	2,025.00	297,494.21		5.4%
TOTAL LEVEE IMPROVEMENT							
314,613.00	0.00	314,613.00	15,093.79	2,025.00	297,494.21		5.4%
TOTAL EXPENSES							
314,613.00	0.00	314,613.00	15,093.79	2,025.00	297,494.21		
GRAND TOTAL							
314,613.00	0.00	314,613.00	15,093.79	2,025.00	297,494.21		5.4%

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

LEASE - BUSINESS AGREEMENT

THIS LEASE is made and entered into at Davenport, Iowa on this 27th day of July 2021 by and between the City of Davenport, Iowa through its Riverfront Improvement Commission, hereinafter designated as "Landlord," and EME Designs, LLC, hereinafter designated as "Tenant."

1. LEASED PREMISES

A. The Landlord has leased, and by this instrument does lease, to the Tenant the following described property located in Davenport, Iowa, together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Tenant's business as hereafter described:

Part of the second floor of the Union Station, Suite 200, at 102 South Harrison Street, Davenport, Scott County, Iowa, to include a total of 2,250 square feet, as shown on the attached floor plans, marked Exhibit A and made a part hereof hereinafter referred to as "Leased Premises."

B. The Landlord represents and warrants that it is the sole owner of the buildings and Leased Premises, that it has full right, power, and authority to make the lease and that no other person or entity needs to join in the execution thereof in order for the lease to be binding on all parties having an interest in the Leased Premises. The Landlord also warrants that the building is in full compliance with existing local, state, and federal codes, rules, and ordinances, and is zoned for use as an office.

2. TERM

A. The term of this Lease shall be for a period of Three Years (3), commencing September 1, 2021 and terminating three years following on August 31, 2024.

3. RENTAL

The Tenant shall pay to the Landlord for use of the Leased Premises the following sums per year paid on a monthly basis for the 2,250 square feet of leased space. A late payment of Ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the Thirtieth (30th) day of the month. The late payment fee shall be in addition to and not in lieu of other available remedies.

For the first through the thirty-sixth (36) month of this lease, the Tenant shall pay to the Landlord for use of the Leased Premises the following sums:

	<u>Annual</u>	<u>Per month</u>
Month 1 – 12	\$12,000.00	\$1,000.00
Month 13 – 24	\$15,600.00	\$1,300.00
Month 25 – 36	\$19,200.00	\$1,600.00

A non-exclusive employee and customer parking area has been designated on the north side of the Union Station property.

4. PAYMENT OF RENTAL

The Tenant shall pay the rentals herein specified, and all other charges, to the Landlord at: Finance—Revenue Department, 226 West Fourth Street, Davenport, Iowa, 52801, or to such other address or addresses as the Landlord shall, from time to time, designate in writing.

5. USE OF LEASED PREMISES

A. The Tenant shall occupy and use the Leased Premises for the operation of an office and boutique and associated uses incidental to this operation. No other uses shall be permitted without the written consent of the Landlord which shall not be unreasonably withheld. The Tenant shall not sell, or permit to remain in or about the Leased Premises, any article that may be prohibited by standard form fire insurance policies.

B. The Tenant shall not display merchandise, nor permit merchandise to remain, outside the exterior walls and permanent doorway of the Leased Premises, without first securing the prior written consent of the Landlord.

C. The Tenant shall not employ any type of sound-emitting device in or about the Leased Premises that is audible outside the Leased Premises, except for fire and burglar alarms.

6. FIRE INSURANCE

The Tenant shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Tenant. The Landlord shall be responsible for fire and extended coverage, including casualty, on the building that the leased premises are located in.

7. LIABILITY INSURANCE AND INDEMNIFICATION OF LANDLORD

A. The Lessee shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly.

B. The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

(1) Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

**(2) Commercial Automobile Liability
(if autos are used)**

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(3) Excess Liability Umbrella \$1,000,000

(4) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

C. Contractual Liability; the insurance required above under "LESSEE INSURANCE", shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Lessee's obligations under the INDEMNIFICATION section below.

CERTIFICATES OF INSURANCE

A. Certificates of Insurance, acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Lessee shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Lessee will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

INDEMNIFICATION

A. To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees provided that any such claim, damage, loss or expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

B. The Lessee shall not be responsible for damage or injury caused by the Landlord's negligence relating to items that remain the exclusive responsibility of the City.

8. ALTERATIONS

The Tenant shall not make, or suffer to be made, any alternations, after the build-out including an electronic security system, of the Leased Premises, or any part thereof, without the prior written consent of the Landlord, which shall not be unreasonably withheld, and any additions to, or alterations of, said Leased Premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to the Landlord.

9. MAINTENANCE AND SANITATION

A. The Tenant, at its sole cost and expense, shall maintain in a good state or repair, the following areas: windows and doors, except for those used commonly with other tenants, along with the interior of the Leased Premises. Notwithstanding the foregoing, the Tenant may not paint, change, or modify in any manner the exterior of the Leased Premises without first securing the written consent of the Landlord. The Tenant shall be responsible for the exterior glass replacement of the demised area, should they become damaged or broken as a result of acts by the tenant, and shall be replaced to the original specification.

B. The Tenant shall provide and maintain sufficient sanitary receptacles in and about the interior and exterior of the Leased Premises in which to place any refuse or trash produced by the Tenant or its customers and patrons, and the Tenant shall cause such refuse or trash to be removed from the area as often as required to maintain a sanitary condition. The Landlord shall provide space on the Leased Premises for such sanitary receptacles, to the extent practical.

C. Landlord shall, at its sole cost and expense, maintain in a good state of repair, including regular cleaning at least once per month, the following areas: main floor restrooms, southeast entrance area, elevator, main stairs and second floor common area.

10. SURRENDER OF LEASED PREMISES

The Tenant shall, upon expiration of the term hereby created, or upon earlier termination hereof for any reason, quit and surrender said Leased Premises in good order, condition, and repair, reasonable wear and tear excepted, and clean and free of refuse. If alterations, additions, and/or installations have been made by the Tenant as provided for in this Lease, the Tenant shall not be required to restore the Leased Premises to the condition in which they were prior to such alterations, additions, and/or installations.

11. FIXTURES

The Tenant shall provide, install, and maintain at its expense, fixtures of a special nature that may be required by the Tenant's business. All such fixtures which are not permanently affixed to the realty shall remain the property of the Tenant and may be removed by the Tenant not later than the expiration of the term hereof, provided that the Tenant is not then in default hereunder, and that the Tenant shall promptly repair, at its own expense, any damages occasioned by such removal. All other fixtures with the exception of any water purification

equipment (including, without limitation, air conditioning units, heating equipment, plumbing fixtures, hot water heaters, carpeting or other floor covering cemented or otherwise affixed to the floor) that may be placed upon, installed in, or attached to, the Leased Premises by the Tenant shall, at the expiration or earlier termination of this Lease for any reason, be the property of the Landlord and remain upon, and be surrendered with Leased Premises, without disturbance, molestation, or injury. The Tenant shall have the right, from time to time during the term of this lease, to remove any such fixtures, equipment, or property for the purpose of replacing the same with items of like character, quality, or value.

12. TENANT IMPROVEMENTS

Prior to commencing any Tenant improvements, the Tenant shall provide to the Landlord, for its review and approval, a plan and specifications for the proposed work to be performed. All improvements shall be completed in a timely and workman-like manner and in accordance with all applicable codes and ordinances.

13. FREE FROM LIENS

The Tenant shall keep the Leased Premises and the property on which the Leased Premises are situated free from any Mechanics Liens arising out of work performed, material furnished, or obligation incurred by or at the instance of the Tenant, and indemnify and save the Landlord harmless from all such liens and all attorney's fees and other costs and expenses incurred by reason thereof. Notice is hereby given that neither the Landlord nor the Landlord's interest in the Leased Premises shall be liable or responsible to persons who furnish material or labor for or in connection with such work.

14. ABANDONMENT

The Tenant shall not vacate or abandon the Leased Premises at any time during the term of this Lease; and if the Tenant shall abandon, vacate, or surrender the Leased Premises, or be dispossessed by process of law or otherwise, any personal property belonging to the Tenant and left on the Leased Premises shall be deemed to be abandoned, at the option of the Landlord. The Tenant shall not be deemed to have vacated or abandoned the Leased Premises caused by reasons beyond its control (casualty, strikes, and acts of God).

15. SIGNS AND ADVERTISING MATERIALS

The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport prior to installation, whether it be affixed to the building, or window type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval. The Landlord shall add the Tenant to the building directory sign within 30 days of occupancy.

16. EXTERIOR LIGHTING

The Tenant shall not install any exterior lighting on the Leased Premises unless and until the Landlord shall have approved, in writing, the design, type, kind, and location of the lighting to be installed.

17. UTILITIES

The Landlord shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Leased Premises. Tenant shall provide and pay all charges for telephone and internet service used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to the Tenant shall be paid by the Tenant. Landlord shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity and gas, and other utilities to the Premises.

18. ENTRY AND INSPECTION

The Tenant shall permit the Landlord and the Landlord's agents to enter into and upon the Leased Premises at all reasonable times for the purpose of inspecting the same, or for the purpose of maintaining the building in which said Leased Premises are situated, or for the purpose of making repairs, alterations, or additions to any other portion of said building. In all cases, Landlord shall notify Tenant of intent to enter to allow Tenant to arrange to have someone present while the Landlord or the Landlord's agents are in the Leased Premises. If the Tenant shall notify the Landlord that it does not intend to exercise any renewal option, the Landlord shall have the right to advertise and show the property to prospective users of the Leased Premises during the final Ninety (90) Days of the initial lease term or any option renewal.

19. DAMAGE AND DESTRUCTION OF LEASED PREMISES

A. The Landlord agrees, at its cost and expense, to maintain the roof, walls, windows, and foundation of the Leased Premises and building in reasonably good order and condition, and to make all necessary repairs and replacements in and to the building, including the building flood protection system. If the Landlord fails to perform obligations under this Lease which creates a condition which interferes substantially with normal use, and as a consequence the Tenant is compelled to discontinue business in the Leased Premises in whole or in part, rental shall be proportionally abated. If Landlord defaults for more than Thirty (30) Days, after written notice by the Tenant, the Tenant shall have the right, but not be obligated to remedy such default. All such sums expended, or obligations incurred, by the Tenant in connection with the foregoing shall be paid by the Landlord to the Tenant upon demand, and if the Landlord fails to reimburse the Tenant, the Tenant may, in addition to any other right or remedy that it may have, deduct such amount from the next month's rent or rentals.

B. In the event of a destruction of the Leased Premises or the building containing the same during said term which requires repairs to either said Leased Premises or said building, or is declared to be unfit for occupancy by any authorized public authority for any reason other than the Tenant's act, use, or occupation, which declaration requires repairs provided the Tenant gives to the Landlord written notice of the necessity therefore. If those repairs are not, or cannot be, completed within Thirty (30) Days of said notice, then the Tenant may, at its option, cancel this Lease. However, if the Tenant does not desire to cancel the Lease, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Leased Premises. Further, in the event of flooding, rent shall be abated during that time period the leased premises are declared to be unfit for occupancy by any authorized public authority.

20. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign this Lease, or any interest therein, and shall not sublet the Leased Premises or any part thereof, or any right or privilege appurtenant thereto, or permit any other person (the agent and servants of the Tenant excepted) to occupy or use the Leased Premises, or any portion thereof without first obtaining the written consent of the Landlord. Consent by the Landlord to one assignment, subletting, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Consent to an assignment shall not release the original named Tenant from liability which has accrued or occurred prior to the date of assignment. If the Landlord does not release the Tenant from liability, the Landlord shall give the Tenant notice of defaults by assignee and an opportunity to cure the same. Any assignment or subletting without the prior written consent of the Landlord shall be void, and shall, at the option of the Landlord, terminate this Lease. Neither this Lease nor any interest therein shall be assignable, as to the interest of the Tenant, by operation of law without the prior written consent of the Landlord. The Landlord shall give the Tenant prior notice of the assignment of this Lease and/or any interest of the Landlord therein.

21. DEFAULT, RE-ENTRY REMEDIES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, and such failure to perform other covenants shall continue for Thirty (30) Days after written notice thereof from the Landlord to the Tenant, then the Landlord, besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises without liability to any person for damages sustained by reason of such removal. Such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, the Tenant.

22. DEFAULT, COSTS, AND ATTORNEY FEES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord pursuing its rights and remedies.

23. SALE OF LEASED PREMISES BY LANDLORD

In the event of any sale of the Leased Premises, or assignment of this Lease by the Landlord, the Landlord shall give the Tenant prior notice of any such sale or assignment. The Landlord shall be relieved of liability under the Lease only in the event that the new Landlord agrees to the Lease and to not disturb the Tenant.

24. REIMBURSEMENT

A. All covenants and terms herein contained to be performed by the Tenant shall be performed by the Tenant at its expense, and if the Landlord shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Tenant to perform such covenant or term~ the sum or sums of money so paid by the Landlord shall be considered as additional rental and shall be payable by the Tenant to the Landlord on the first of the month next succeeding such payment, together with interest at the maximum rate permitted by law from the date of payment.

B. All covenants and terms herein contained to be performed by the Landlord shall be performed by the Landlord at its expense, and if the Tenant shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Landlord to perform such covenant or term after written notice by the Tenant, the sum or sums of the money so paid by the Tenant shall be considered as rental and shall be deducted by the Tenant from the rent on the first of the month next succeeding such payment.

25. WAIVER

No covenant, term, or condition of this Lease shall be waived except by written waiver of the Landlord, and the forbearance or indulgence by the Landlord in any regard whatsoever shall not constitute a waiver of the covenant, term, or condition to be performed by the Tenant to which the same shall apply, and until complete performance by it of such covenant, term, or condition, the Landlord shall be entitled to invoke any remedy available under this Lease or by law despite such forbearance or indulgence. The waiver by the Landlord of any breach or term, covenant, or condition hereof shall apply to, and be limited to, the specific instance involved, and shall not be deemed to apply to any other instance or to any subsequent breach of the same or any other term, covenant, or condition hereof.

26. SUCCESSORS IN INTEREST

The covenants herein contained shall, subject to the provisions as to assignment, subletting, and sale of Leased Premises, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto; and all of the parties shall be jointly and severally liable hereunder.

27. PARTIAL INVALIDITY

If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

28. TIME

Time is of the essence with regard to performance of any obligations under this Lease

29. EMINENT DOMAIN

A. If the whole of the Leased Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding, and all rentals shall be paid up to that date, and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease.

B. If any part of the Leased Premises shall be acquired or condemned by eminent domain or public or quasi-public use or purpose, and in the event that such partial taking or condemnation shall render the Leased Premises unsuitable for the business of the Tenant, which shall be at the Tenant's reasonable discretion, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease. In the event the Tenant determines the Leased Premises are not suitable, then it shall be relieved from further obligation of this Lease.

C. In the event of any condemnation or taking as hereinbefore provided, whether whole or partial, the Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to its respective interests in any condemnation proceeding.

D. Nothing herein shall be construed to preclude the Tenant from prosecuting any claim directly against the condemning authority in such condemnation proceedings for loss of business or depreciation to, damage to, or cost of removal of, or for value of stock, trade fixtures, furniture, or other personal property belonging to the Tenant.

30. HOLDING OVER

Continued possession, beyond the expiration date of the term of this lease, by the Tenant, coupled with the acceptance of the specified rental by the Landlord (and absent a written agreement by both parties for the extension of this lease, or for a new year) shall constitute a month-to-month extension of this lease.

31. FLOODING

Landlord agrees that it will make reasonable efforts to allow access to the leased premises during periods of flooding. Landlord and Tenant agree that each shall cooperate with emergency service utility company personnel or flood control personnel in the event of a flood. If events require the tenant to move out of occupancy because of flooding, the rent shall be abated for those -days that tenancy is not possible.

32. MISCELLANEOUS

A. The Tenant shall be responsible to pay for Tenant's proportionate share of the Real Estate Taxes of the Leased Premises and any personal property taxes assessed on the equipment or fixtures owned by the Tenant. Tenant is solely responsible to keep itself informed of the assessment and collection of taxes.

B. The Landlord shall be responsible and pay for all snow removal, exterior landscaping, and all other exterior maintenance of the building and public areas surrounding the Leased premises. The Tenant shall be responsible, however, for the interior and exterior window cleaning of the Leased Premises.

C. The Tenant is hereby; provided the exclusive use of the second floor offices in Union Station shown on Exhibit A of the building plan.

D. The Tenant is responsible for obtaining and renewing all licenses and permits necessary for its operation. The Tenant shall comply with all Federal, State, or local rules and regulations applicable to its operation.

33. GENERAL

A. This Lease shall be construed in accordance with the laws of the State of Iowa.

B. This Lease, and any exhibits attached hereto, sets forth all the covenants promises, agreements, conditions, or undertakings, either oral or written, between the Landlord and Tenant. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon the Landlord or Tenant unless reduced to writing and signed by both parties.

C. If the Landlord or Tenant herein shall be more than one party, then the obligations of such party or parties shall be joint and several.

D. The Landlord and Tenant acknowledge reliance on its own judgment and advice and counsel of its own attorney in interpreting this Agreement, and not in any manner on the other party.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year above

EME DESIGNS, LLC

**RIVERFRONT
IMPROVEMENT COMMISSION**

By _____

By _____

Kelli Grubbs, Chair

Date _____

Date _____

Attach Exhibit A



LEASE - BUSINESS AGREEMENT

THIS LEASE is made and entered into at Davenport, Iowa on this 24th day of August, 2021 by and between the City of Davenport, Iowa through its Riverfront Improvement Commission, hereinafter designated as "Landlord," and the Mississippi Valley Blues Society, hereinafter designated as "Tenant."

1. LEASED PREMISES

A. The Landlord has leased, and by this instrument does lease, to the Tenant the following described property located in Davenport, Iowa, together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Tenant's business as hereafter described:

The office space, suite 203, (approx. 460 sf) located on the second floor of Union Station, 102 S. Harrison Street, Davenport, Scott County, Iowa.

B. The Landlord represents and warrants that it is the sole owner of the building and Leased Premises, that it has full right, power, and authority to make the lease and that no other person or entity needs to join in the execution thereof in order for the lease to be binding on all parties having an interest in the Leased Premises. The Landlord also warrants that the building is in full compliance with existing local, state, and federal codes, rules, and ordinances, and is zoned for use as an office and training center.

2. TERM

A. The term of this Lease shall be for a period of Twenty-four (24) Months, and shall commence on October 1, 2021 and shall terminate on September 30, 2023.

3. RENTAL

A. Tenant shall pay to the Landlord for use of the Leased Premises the following sums: Three Thousand Three Hundred Sixty Dollars and No Cents (\$3,360.00) per year paid on a monthly basis of Two Hundred Eighty Dollars and No Cents (\$280.00). A late payment of Ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the Fifteenth (15th) day of the month.

B. Tenant shall have the option to renew for one additional twelve month term, at a rate to be negotiated and providing this request is submitted prior to 60 days of the expiration of the term of this agreement.

C. The Tenant may rent up to Five (5) parking spaces included at a rate of Thirty Dollars (\$30) per month. Others attending the Leased Premises may park in the adjacent public parking lot, or on-street, obeying all laws and regulations, and not obstructing the rights of other Tenants or the Landlord's rights on the Leased Premises.

D. Use of the rental venue(s) within the Freight House complex during the annual Blues Festival will be charged the going rate. Tenant must schedule the use.

4. **PAYMENT OF RENTAL**

The Tenant shall pay the rentals herein specified, and all other charges, to the Landlord at: Finance—Revenue Department, 226 West Fourth Street, Davenport, Iowa, 52801, or to such other address or addresses as the Landlord shall, from time to time, designate in writing.

5. **USE OF LEASED PREMISES**

A. The Tenant shall occupy and use the Leased Premises for the operation of as an office and associated uses incidental to this operation. No other uses shall be permitted without the written consent of the Landlord which shall not be unreasonably withheld. The Tenant shall not sell, or permit to remain in or about the Leased Premises, any article that may be prohibited by standard form fire insurance policies.

B. The Tenant shall not display merchandise, nor permit merchandise to remain, outside the exterior walls and permanent doorway of the Leased Premises, without first securing the prior written consent of the Landlord.

C. The Tenant shall not employ any type of sound-emitting device in or about the Leased Premises that is audible outside the Leased Premises, except for fire and burglar alarms.

6. **LIABILITY INSURANCE AND INDEMNIFICATION OF LANDLORD**

A. The Lessee shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly.

B. The following insurance policies are required unless other limits are specified. The City shall be named as an additional insured under General Liability.

(1) Statutory Worker's Compensation with waiver of subrogation in favor of the City. (if lessee has employees)

(2) Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

(3) Commercial Automobile Liability (if autos are used)

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(4) Excess Liability Umbrella Form	\$1,000,000
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C. **CONTRACTUAL LIABILITY**; The insurance required above under "LESSEE INSURANCE", shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Lessee's obligations under the INDEMNIFICATION paragraph.

D. **CERTIFICATES OF INSURANCE**; Certificates of Insurance, acceptable to the City, indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Lessee shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Lessee will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

E. **INDEMNIFICATION**; To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

7. **ALTERATIONS**

The Tenant shall not make, or suffer to be made, any alternations, after the build-out, of the Leased Premises, or any part thereof, without the prior written consent of the Landlord, which shall not be unreasonably withheld, and any additions to, or alterations of, said Leased Premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to the Landlord.

8. **MAINTENANCE AND SANITATION**

A. The Tenant, at its sole cost and expense, shall maintain in a good state or repair, the following areas: windows and doors, except for those used commonly with other tenants, along with the interior of the Leased Premises. Notwithstanding the foregoing, the Tenant may not paint, change, or modify in any manner the exterior of the Leased Premises without first securing the written consent of the Landlord. The Tenant shall be responsible for the exterior glass replacement of the demised area, should they become damaged or broken, and shall be replaced to the original specification.

B. The Tenant shall provide and maintain sufficient sanitary receptacles in and about the interior and exterior of the Leased Premises in which to place any refuse or trash produced by the Tenant or its customers and patrons, and the Tenant shall cause such refuse or trash to be

removed from the area as often as required to maintain a sanitary condition. The Landlord shall provide space on the Leased Premises for such sanitary receptacles, to the extent practical.

9. SURRENDER OF LEASED PREMISES

The Tenant shall, upon expiration of the term hereby created, or upon earlier termination hereof for any reason, quit and surrender said Leased Premises in good order, condition, and repair, reasonable wear and tear excepted, and clean and free of refuse. If alterations, additions, and/or installations have been made by the Tenant as provided for in this Lease, the Tenant shall not be required to restore the Leased Premises to the condition in which they were prior to such alterations, additions, and/or installations.

10. FIXTURES

The Tenant shall provide, install, and maintain at its expense, fixtures of a special nature that may be required by the Tenant's business. All such fixtures which are not permanently affixed to the realty shall remain the property of the Tenant and may be removed by the Tenant not later than the expiration of the term hereof, provided that the Tenant is not then in default hereunder, and that the Tenant shall promptly repair, at its own expense, any damages occasioned by such removal. All other fixtures, with the exception of any water purification equipment (including, without limitation, air conditioning units, heating equipment, plumbing fixtures, hot water heaters, carpeting or other floor covering cemented or otherwise affixed to the floor) that may be placed upon, installed in, or attached to, the Leased Premises by the Tenant shall, at the expiration or earlier termination of this Lease for any reason, be the property of the Landlord and remain upon, and be surrendered with Leased Premises, without disturbance, molestation, or injury. The Tenant shall have the right, from time to time during the term of this lease, to remove any such fixtures, equipment, or property for the purpose of replacing the same with items of like character, quality, or value.

11. TENANT IMPROVEMENTS

Prior to commencing any Tenant improvements, the Tenant shall provide to the Landlord, for its review and approval, a plan and specifications for the proposed work to be performed. All improvements shall be completed in a timely and workman-like manner and in accordance with all applicable codes and ordinances.

12. FREE FROM LIENS

The Tenant shall keep the Leased Premises and the property on which the Leased Premises are situated free from any Mechanics Liens arising out of work performed, material furnished, or obligation incurred by or at the instance of the Tenant, and indemnify and save the Landlord harmless from all such liens and all attorney's fees and other costs and expenses incurred by reason thereof. Notice is hereby given that neither the Landlord nor the Landlord's interest in the Leased Premises shall be liable or responsible to persons who furnish material or labor for or in connection with such work.

13. ABANDONMENT

The Tenant shall not vacate or abandon the Leased Premises at any time during the term of this Lease; and if the Tenant shall abandon, vacate, or surrender the Leased Premises, or be dispossessed by process of law or otherwise, any personal property belonging to the Tenant and left on the Leased Premises shall be deemed to be abandoned, at the option of the Landlord. The Tenant shall not be deemed to have vacated or abandoned the Leased Premises caused by reasons beyond its control (casualty, strikes, and acts of God).

14. SIGNS AND ADVERTISING MATERIALS

The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport prior to installation, whether it be affixed to the building, or window type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval.

15. EXTERIOR LIGHTING

The Tenant shall not install any exterior lighting on the Leased Premises unless and until the Landlord shall have approved, in writing, the design, type, kind, and location of the lighting to be installed.

16. UTILITIES

The Landlord shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Leased Premises. The Tenant shall pay all charges for telephone service, trash, garbage, and rubbish removal used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to the Tenant shall be paid by the Tenant. In the event that one or more such utilities or related services shall be supplied to the Premises and to one or more other tenants within the Union Station Building without being individually metered or measured to the Premises, Tenant's proportionate share thereof shall be paid as additional rent and shall be determined by Landlord based upon their estimate of Tenant's anticipated usage. Landlord shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity and gas, and other utilities to the Premises.

17. ENTRY AND INSPECTION

The Tenant shall permit the Landlord and the Landlord's agents to enter into and upon the Leased Premises at all reasonable times, acceptable to the Tenant, for the purpose of inspecting the same, or for the purpose of maintaining the building in which said Leased Premises are situated, or for the purpose of making repairs, alterations, or additions to any other portion of said building. If the Tenant shall notify the Landlord that it does not intend to exercise any renewal option, the Landlord shall have the right to advertise and show the property to prospective users of the Leased Premises during the final Ninety (90) Days of the initial lease term or any option renewal.

18. DAMAGE AND DESTRUCTION OF LEASED PREMISES

A. The Landlord agrees, at its cost and expense, to maintain the roof, walls, and foundation of the Leased Premises and building in reasonably good order and condition, and to make all necessary repairs and replacements in and to the building, including the building flood protection system. If the Landlord fails to perform obligations under this Lease which creates a condition which interferes substantially with normal use, and as a consequence the Tenant is compelled to discontinue business in the Leased Premises in whole or in part, rental shall be proportionally abated. If Landlord defaults for more than Thirty (30) Days, after written notice by the Tenant, the Tenant shall have the right, but not be obligated to remedy such default. All such sums expended, or obligations incurred, by the Tenant in connection with the foregoing shall be paid by the Landlord to the Tenant upon demand, and if the Landlord fails to reimburse the Tenant, the Tenant may, in addition to any other right or remedy that it may have, deduct such amount from the next month's rent or rentals.

B. In the event of a destruction of the Leased Premises or the building containing the same during said term which requires repairs to either said Leased Premises or said building, or is declared to be unfit for occupancy by any authorized public authority for any reason other than the Tenant's act, use, or occupation, which declaration requires repairs provided the Tenant gives to the Landlord written notice of the necessity therefore. If those repairs are not, or cannot be, completed within Thirty (30) Days of said notice, then the Tenant may, at its option, cancel this Lease. However, if the Tenant does not desire to cancel the Lease, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Leased Premises. Further, in the event of flooding, rent shall be abated during that time period the leased premises are declared to be unfit for occupancy by any authorized public authority.

19. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign this Lease, or any interest therein, and shall not sublet the Leased Premises or and part thereof, or any right or privilege appurtenant thereto, or permit any other person (the agent and servants of the Tenant excepted) to occupy or use the Leased Premises, or any portion thereof without first obtaining the written consent of the Landlord. Consent by the Landlord to one assignment, subletting, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Consent to an assignment shall not release the original named Tenant from liability which has accrued or occurred prior to the date of assignment. If the Landlord does not release the Tenant from liability, the Landlord shall give the Tenant notice of defaults by assignee and an opportunity to cure the same. Any assignment or subletting without the prior written consent of the Landlord shall be void, and shall, at the option of the Landlord, terminate this Lease. Neither this Lease nor any interest therein shall be assignable, as to the interest of the Tenant, by operation of law without the prior written consent of the Landlord. The Landlord shall give the Tenant prior notice of the assignment of this Lease and/or any interest of the Landlord therein.

20. DEFAULT, RE-ENTRY REMEDIES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, and such failure to perform other covenants shall continue for Thirty (30) Days after

written notice thereof from the Landlord to the Tenant, then the Landlord, besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises without liability to any person for damages sustained by reason of such removal. Such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, the Tenant.

21. DEFAULT, COSTS, AND ATTORNEY FEES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord pursuing its rights and remedies.

22. SALE OF LEASED PREMISES BY LANDLORD

In the event of any sale of the Leased Premises, or assignment of this Lease by the Landlord, the Landlord shall give the Tenant prior notice of any such sale or assignment. The Landlord shall be relieved of liability under the Lease only in the event that the new Landlord agrees to the Lease and to not disturb the Tenant.

23. REIMBURSEMENT

A. All covenants and terms herein contained to be performed by the Tenant shall be performed by the Tenant at its expense, and if the Landlord shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Tenant to perform such covenant or term, the sum or sums of money so paid by the Landlord shall be considered as additional rental and shall be payable by the Tenant to the Landlord on the first of the month next succeeding such payment, together with interest at the maximum rate permitted by law from the date of payment.

B. All covenants and terms herein contained to be performed by the Landlord shall be performed by the Landlord at its expense, and if the Tenant shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Landlord to perform such covenant or term after written notice by the Tenant, the sum or sums of the money so paid by the Tenant shall be considered as rental and shall be deducted by the Tenant from the rent on the first of the month next succeeding such payment.

24. WAIVER

No covenant, term, or condition of this Lease shall be waived except by written waiver of the Landlord, and the forbearance or indulgence by the Landlord in any regard whatsoever shall not constitute a waiver of the covenant, term, or condition to be performed by the Tenant to which the same shall apply, and until complete performance by it of such covenant, term, or condition, the Landlord shall be entitled to invoke any remedy available under this Lease or by law despite such forbearance or indulgence. The waiver by the Landlord of any breach or term, covenant, or condition hereof shall apply to, and be limited to, the specific instance involved, and

shall not be deemed to apply to any other instance or to any subsequent breach of the same or any other term, covenant, or condition hereof.

25. SUCCESSORS IN INTEREST

The covenants herein contained shall, subject to the provisions as to assignment, subletting, and sale of Leased Premises, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto; and all of the parties shall be jointly and severally liable hereunder.

26. PARTIAL INVALIDITY

If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

27. TIME

Time is of the essence with regard to performance of any obligations under this Lease.

28. EMINENT DOMAIN

A. If the whole of the Leased Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding, and all rentals shall be paid up to that date, and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease.

B. If any part of the Leased Premises shall be acquired or condemned by eminent domain or public or quasi-public use or purpose, and in the event that such partial taking or condemnation shall render the Leased Premises unsuitable for the business of the Tenant, which shall be at the Tenant's reasonable discretion, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease. In the event the Tenant determines the Leased Premises are not suitable, then it shall be relieved from further obligation of this Lease.

C. In the event of any condemnation or taking as hereinbefore provided, whether whole or partial, the Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to its respective interests in any condemnation proceeding.

D. Nothing herein shall be construed to preclude the Tenant from prosecuting any claim directly against the condemning authority in such condemnation proceedings for loss of business or depreciation to, damage to, or cost of removal of, or for value of stock, trade fixtures, furniture, or other personal property belonging to the Tenant.

29. FLOODING

Landlord agrees that it will make reasonable efforts to allow access to the leased premises during periods of flooding. Landlord and Tenant agree that each shall cooperate with emergency service utility company personnel or flood control personnel in the event of a flood. If events require the tenant to move out of occupancy because of flooding, the rent shall be abated for those days that tenancy is not possible.

30. MISCELLANEOUS

A. The Tenant shall be responsible to pay for Tenant's proportionate share of the Real Estate Taxes of the Leased Premises and any personal property taxes assessed on the equipment or fixtures owned by the Tenant. Tenant is solely responsible to keep itself informed of the assessment and collection of taxes.

B. The Landlord shall be responsible and pay for all snow removal, exterior landscaping, and all other exterior maintenance of the building and public areas surrounding the Leased premises. The Tenant shall be responsible, however, for the interior and exterior window cleaning of the Leased Premises.

C. The Tenant is hereby provided the exclusive use of the space noted on the second floor of the building.

D. The Tenant is responsible for obtaining and renewing all licenses and permits necessary for its operation. The Tenant shall comply with all Federal, State, or local rules and regulations applicable to its operation.

31. GENERAL

A. This Lease shall be construed in accordance with the laws of the State of Iowa.

B. This Lease, and any exhibits attached hereto, sets forth all the covenants promises, agreements, conditions, or undertakings, either oral or written, between the Landlord and Tenant. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon the Landlord or Tenant unless reduced to writing and signed by both parties.

C. If the Landlord or Tenant herein shall be more than one party, then the obligations of such party or parties shall be joint and several.

D. The Landlord and Tenant acknowledge reliance on its own judgment and advice and counsel of its own attorney in interpreting this Agreement, and not in any manner on the other party.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year above written.

**MISSISSIPPI VALLEY
BLUES SOCIETY**

10
**RIVERFRONT IMPROVEMENT
COMMISSION**

Kelli Grubbs, Chair

Date: _____

Date: _____

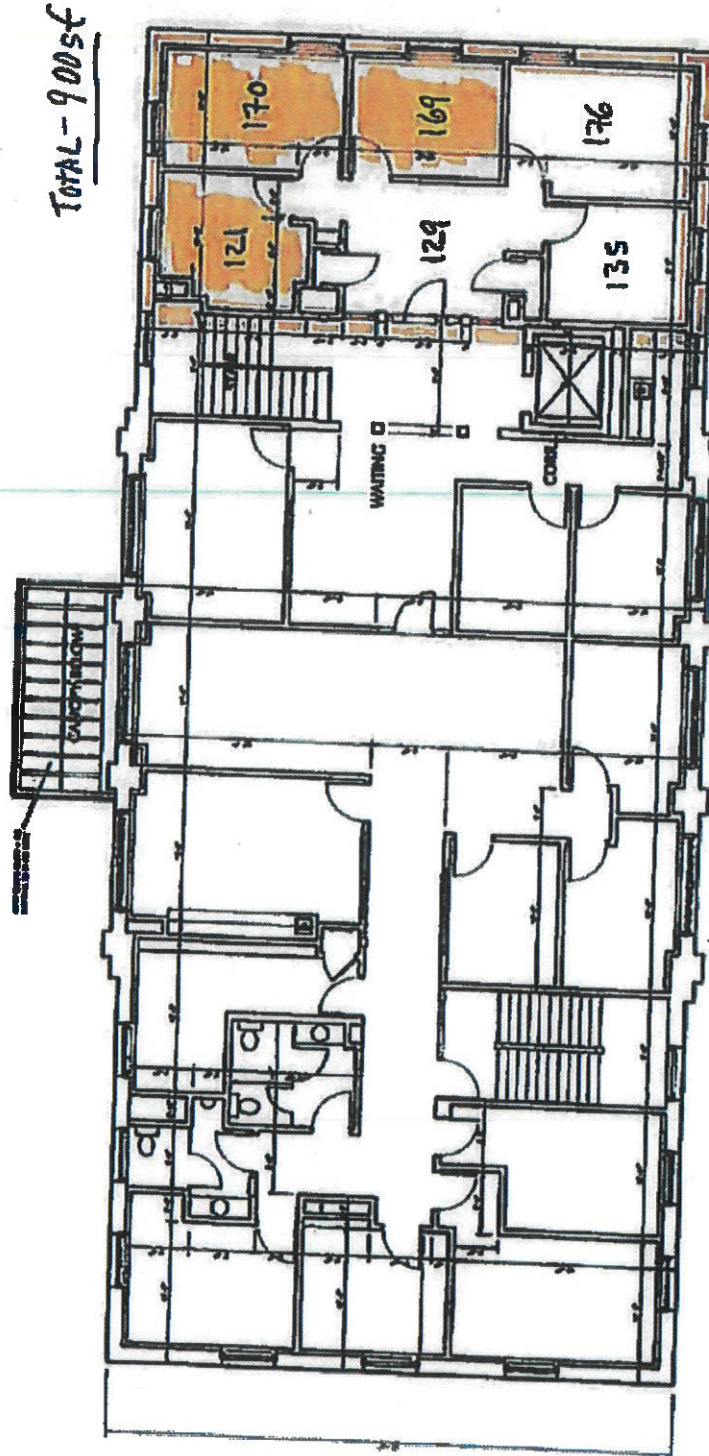
UNION STATION CONVERSION
ARCHITECTURAL/ELECTRICAL
AND MECHANICAL ENGINEERING, P.A.
1000 15TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.UTCE.COM

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TOTAL - 9005sf

1/2" = 1'-0"



SECOND FLOOR PLAN - PROPOSED
SCALE: 1/2" = 1'-0"