

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 23, 2018; 5:30 PM

POLICE DEPARTMENT COMMUNITY ROOM, 416 NORTH HARRISON STREET,
DAVENPORT, IOWA

I. Call to Order

II. Approval of Minutes

- A. Approve the Minutes from the September 25, 2018 Meeting - ACTION

III. Finance

- A. Approve the Disbursements - ACTION

IV. Leases

- A. Front Street Brewery Lease Addendum - ACTION
- B. Rita Rawson Lease Addendum - DISCUSSION

V. Projects

- A. Introduction of Parks Director, Chad Dyson
- B. Freight House Farmer's Market Season Recap - Lorrie Beaman
- C. Veterans Memorial Park - Bill Churchill
- D. Riverfront Improvement Commission Strategic Plan

VI. Staff Report

VII. Other Business

- A. Public With Business (5 Mins)

VIII. Adjournment

IX. Next Meeting Date:

- A. Tuesday, November 13, 2018 at 3:30 p.m. - Joint Meeting with City Council
Tuesday, November 27, 2018 at 5:30 p.m.

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Approve the Minutes from the September 25, 2018 Meeting - ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	RIC Minutes September 25, 2018

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:41 PM



Riverfront Improvement Commission

Mission Statement:

The Davenport Riverfront Improvement Commission plans, manages and collaborates with partners to improve the riverfront.

The Davenport Riverfront Improvement Commission is committed to these values and to its responsibilities as entrusted to us by the community:

STEWARDSHIP

We safeguard the natural environment of the Riverfront.

COLLABORATION

We work together with partners to maximize opportunities.

SPLENDOR

We preserve the aesthetic nature of the River as a magnificent asset.

ACCESSIBILITY

We ensure a variety of ways for the community to enjoy the River.

PROGRESS

We promote the River as a cornerstone for regional economic development.

Riverfront Improvement Commission
Minutes
September 25, 2018

Present: Pat Walton, Bill Ashton, Dee Bruemmer, Bill Churchill, Frank Clark, Karin Elftmann-Gross, Randall Goblirsch, Kelli Grubbs, and Breanne Pairrett

Others Present: George and Genet Moraetes, Taste of Ethiopia; Clint Zimmermann, Civil Constructors, LLC; Zach Peterson, Public Works; Kathy Wine, River Action; Richard Thomas, Wendy Peterson, Parks Advisory Board Liaisons; Pat Driscoll, City Communications; and Steve Ahrens, Riverfront Improvement Commission

Chairman Walton called the meeting to order at 5:30 p.m. Ahrens announced that a quorum for the meeting had been met. Grubbs moved to approve the minutes of the August 23 special meeting. Ashton seconded the motion and it carried.

Kathy Wine, with River Action, provided a presentation to the Commission regarding the upcoming Upper Mississippi River Conference and Flood Resiliency Workshop on October 24-25.

Finance

Ahrens presented the previous month's disbursements, aged receivables report and the FY2019 Lease Report. Ashton moved to approve the disbursements. Clark seconded the motion and it carried. Ahrens included in the agenda packet for discussion is the year-end FY2018 City Audit for the Levee Fund, which shows an ending balance of \$62,629.00.

Leases

George and Genet Moraetes were present as staff provided a brief synopsis of the draft lease agreement for their restaurant, Taste of Ethiopia, at the Union Station Package Express Building. Ashton moved to approve the agreement. Grubbs seconded the motion and it carried.

Ahrens introduced Clint Zimmermann with Civil Constructors, the USACE contractor for the Lock and Dam 15 guide wall rehabilitation project, and provided an overview of the agreement. Following discussion, Clark moved to approve the agreement. Pairrett seconded the motion and it carried, with Ashton abstaining from the vote.

Staff provided an overview of the draft lease addendum renewal agreement with Front Street Brewery for the additional adjacent space to the Tap Room at the Freight House. The Commission will consider the addendum at its next meeting.

Projects

Zach Peterson provided a presentation regarding the update for the Main Street Landing Flex Space Project.

The Commission discussed the draft Strategic Plan. Following discussion, Bruemmer moved to approve the Riverfront Improvement Commission's 2018 Strategic Plan. Grubbs seconded the motion and it carried.

Staff Report

Parks and Recreation Advisory Board Report – Richard Thomas provided a report, which included such projects as proposed disc golf and a Pokemon station at Goose Creek Heights Park and a proposed biking trail near the north Marquette Dog Park.

Ahrens provided updates on a variety of topics, including:

- Status of exterior painting and additional projects at Union Station
- Joint meeting with City Council on November 13 at 3:30 p.m.
- 2019 new meeting location – Council Chambers, City Hall
- RDA Fall Grant Application – Kayak and Boat Launches

Other Business

With no public with business to present, and with no further business, the meeting was adjourned at 7:05 p.m.

Pat Walton, Chair

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Approve the Disbursements - ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	RIC Disbursements

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:42 PM

Revenue/Billing Table
FY - 2019 Levee Fund #740

Lessee	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Summary
1 Front Street Brewery - FH	3,006.00	3,006.00	3,006.00	3,006.00	3,062.00	3,062.00	3,062.00	3,062.00	3,062.00	3,062.00	3,062.00	3,062.00	36,520.00 RENEW
2 Nostalgia Deli	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
3 Nostalgia Deli - 4%	1,696.63	1,486.38	1,257.47	971.28	482.44	381.95	670.32	572.29	888.27	931.47	\$1,654.88	1,587.06	12,580.44
4 MidAmerican Co.	6,000.00												6,000.00
5 Lake Davenport Sailing Club							5,000.00			3,900.00			3,900.00 RENEW
6 LPBCLindsay Park Boat Club							2,500.00						5,000.00
7 CHS, Inc / Harvest States Co	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00
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
9 Driftwood	1,964.77	1,707.56	1,232.41	765.78	375.50	519.76	357.99	353.87	507.60	710.87	1,525.74	1,572.15	11,594.00
10 QCCVB-Union Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,875.00	1,875.00	1,875.00	5,625.00
11 MVBS-Union Station	170.00	170.00	170.00	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	383.33	3,959.97
12 Rawson-Union Station	176.00	176.00	176.00	176.00	176.00	176.00	311.00	311.00	311.00	311.00	311.00	311.00	2,922.00 RENEW
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
14 Front Street Brewery	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
15 Freight House Farmers Mart	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,583.33	1,583.33	1,583.33	1,583.33	18,333.32
16 Rock River Family Office	2,435.75	2,435.75	2,435.75	2,435.75	2,435.75	2,435.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	2,635.75	30,429.00
17 Nestle - SemiParkingLot	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,050.00	1,050.00	1,050.00	1,050.00	12,200.00
18 Freight House - East	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	28,250.00
19 Antonella's	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,500.00	1,500.00	1,500.00	1,500.00	16,666.64
20 Package Express	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00	1,050.00	1,050.00	3,150.00
Subtotal	22,772.48	13,805.02	13,100.96	15,061.47	11,738.35	15,532.12	23,493.72	15,891.57	16,494.61	25,016.08	20,154.36	20,132.95	241,750.33
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
USACE Guidewall Staging				860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	7,740.00
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	8,740.00
Total	22,772.48	13,805.02	13,100.96	15,061.47	11,738.35	15,532.12	24,493.72	15,891.57	16,494.61	25,016.08	20,154.36	20,132.95	241,750.33

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City of Davenport
YTD REPORT



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FOR 2019 04

JOURNAL DETAIL 2019 3 TO 2019 3

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450404 LEVEE COMMISSION RENT	-215,000	0	-215,000	-62,408.81	.00	-152,591.19	29.0%
480690 MISCELLANEOUS	-30,000	0	-30,000	-19,005.89	.00	-10,994.11	63.4%
489491 TRANSFER LOCAL OPTION SALES	-75,000	0	-75,000	.00	.00	-75,000.00	.0%
490865 FUND BALANCE APPROPRIATION	-3,461	0	-3,461	.00	.00	-3,461.00	.0%
TOTAL UNDEFINED	-323,461	0	-323,461	-81,414.70	.00	-242,046.30	25.2%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	72,828	0	72,828	19,999.84	.00	52,828.16	27.5%
510120 RETIREMENT-FICA	5,571	0	5,571	1,579.01	.00	3,991.99	28.3%
510130 RETIREMENT-IPERS	6,875	0	6,875	1,887.97	.00	4,987.03	27.5%
510140 EMPLOYEE INSURANCE	10,918	0	10,918	2,751.99	.00	8,166.01	25.2%
510161 DEFERRED COMP	3,641	0	3,641	1,000.02	.00	2,640.98	27.5%
510162 RETIREMENT HEALTH SAVINGS	728	0	728	199.99	.00	528.01	27.5%
520201 OFFICE SUPPLIES	200	0	200	15.81	.00	184.19	7.9%
520205 UTILITY SERVICES	90,000	0	90,000	24,908.66	.00	65,091.34	27.7%
520210 TRAVEL EXPENSES	0	0	0	150.00	.00	-150.00	100.0%
520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES	3,000	0	3,000	.00	.00	3,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	0	42,000	8,120.54	.00	33,879.46	19.3%
520297 PROJECT EXPENSE	20,000	0	20,000	9,840.85	.00	2,694.15	86.5%
560606 TELEPHONE EXPENSE	450	0	450	82.07	.00	367.93	18.2%
560623 FACILITIES MAINTENANCE	14,650	0	14,650	4,736.62	.00	9,913.38	32.3%
TOTAL PROJECT MANAGEMENT	270,961	0	270,961	75,273.37	7,465.00	188,222.63	30.5%
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%
TOTAL LEVEE IMPROVEMENT	0	0	0	-6,141.33	7,465.00	-1,323.67	100.0%
TOTAL REVENUES	-323,461	0	-323,461	-81,414.70	.00	-242,046.30	
TOTAL EXPENSES	323,461	0	323,461	75,273.37	7,465.00	240,722.63	

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FOR 2019 04

JOURNAL DETAIL 2019 4 TO 2019 4

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES							
54741013 510101 FULL TIME SALARIES	72,828	0	72,828	19,999.84	.00	52,828.16	27.5%
2019/04/040441 10/12/2018 PRJ	2,857.12 REF PY1012				WARRANT=101218	RUN=1 BI-WEEKL	
TOTAL FULL TIME SALARIES	72,828	0	72,828	19,999.84	.00	52,828.16	27.5%
510102 PART TIME SALARIES							
54741013 510102 PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
54741013 510102 USDA PART TIME SALA	0	0	0	.00	.00	.00	.0%
TOTAL PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
510103 TEMPORARY SALARIES							
54741013 510103 TEMPORARY SALARIES	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%

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City of Davenport
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	ORIGINAL APPROP	TRANFRS/ ADJSTMNTS	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	5,571	0	5,571	1,579.01	.00	3,991.99	28.3%
2019/04/040441 10/12/2018 PRJ	225.32 REF PY1012				WARRANT=101218	RUN=1 BI-WEEKL	
54741013 510120 USDA RETIREMENT-FICA	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-FICA	5,571	0	5,571	1,579.01	.00	3,991.99	28.3%
510130 RETIREMENT-IPERS							
54741013 510130 RETIREMENT-IPERS	6,875	0	6,875	1,887.97	.00	4,987.03	27.5%
2019/04/040441 10/12/2018 PRJ	269.71 REF PY1012				WARRANT=101218	RUN=1 BI-WEEKL	
54741013 510130 USDA RETIREMENT-IPERS	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-IPERS	6,875	0	6,875	1,887.97	.00	4,987.03	27.5%
510140 EMPLOYEE INSURANCE							
54741013 510140 EMPLOYEE INSURANCE	10,918	0	10,918	2,751.99	.00	8,166.01	25.2%
TOTAL EMPLOYEE INSURANCE	10,918	0	10,918	2,751.99	.00	8,166.01	25.2%
510150 POLICE RETIREMENT							
54741013 510150 POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%

	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	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	3,641	0	3,641	1,000.02	.00	2,640.98	27.5%
2019/04/040441 10/12/2018 PRJ	142.86 REF PY1012				WARRANT=101218	RUN=1 BI-WEEKL	
TOTAL DEFERRED COMP	3,641	0	3,641	1,000.02	.00	2,640.98	27.5%
510162 RETIREMENT HEALTH SAVINGS							
54741013 510162 RETIREMENT HEALTH	728	0	728	199.99	.00	528.01	27.5%
2019/04/040441 10/12/2018 PRJ	28.57 REF PY1012				WARRANT=101218	RUN=1 BI-WEEKL	
TOTAL RETIREMENT HEALTH SAVINGS	728	0	728	199.99	.00	528.01	27.5%
510175 CLOTHING EXPENSE							
54741013 510175 CLOTHING EXPENSE	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	15.81	.00	184.19	7.9%
TOTAL OFFICE SUPPLIES	200	0	200	15.81	.00	184.19	7.9%
520205 UTILITY SERVICES							

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City of Davenport
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JOURNAL DETAIL 2019 4 TO 2019 4

	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520205 UTILITY SERVICES	90,000	0	90,000	24,908.66	.00	65,091.34	27.7%
2019/04/040141 10/04/2018 API	187.41 VND 001322 VCH		IOWA AMERICAN WAT	PAYMENT 2 SEPTEMBER			182499
2019/04/040399 10/11/2018 API	119.88 VND 001322 VCH		IOWA AMERICAN WAT	OCTOBER PAYMENT 1			182605
TOTAL UTILITY SERVICES	90,000	0	90,000	24,908.66	.00	65,091.34	27.7%
520210 TRAVEL EXPENSES							
54741013 520210 TRAVEL EXPENSES	0	0	0	150.00	.00	-150.00	100.0%*
TOTAL TRAVEL EXPENSES	0	0	0	150.00	.00	-150.00	100.0%
520215 TECHNICAL SERVICES							
54741013 520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
TOTAL TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES							
54741013 520217 PROFESSIONAL SERVI	3,000	0	3,000	.00	.00	3,000.00	.0%
54741013 520217 USDA PROFESSIONAL S	0	0	0	.00	.00	.00	.0%
TOTAL PROFESSIONAL SERVICES	3,000	0	3,000	.00	.00	3,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225 MAINTENANCE-BLDGS	42,000	0	42,000	8,120.54	.00	33,879.46	19.3%
2019/04/040097 10/04/2018 API	1,340.00 VND 017210 VCH		TRANE	HVAC SYSTEM ANNUAL CONTRACT			182485

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City of Davenport
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	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520225 MAINTENANCE-BLDGS							
2019/04/040245 10/01/2018 API	80.00 VND 024588 VCH						182757
2019/04/040401 10/11/2018 API	150.52 VND 004423 VCH						182757
2019/04/040401 10/11/2018 API	277.52 VND 004423 VCH						182757
2019/04/040401 10/11/2018 API	302.90 VND 004423 VCH						182757
2019/04/040401 10/11/2018 API	477.20 VND 022080 VCH						182749
TOTAL MAINTENANCE-BLDGS & GRNDS	42,000	0	42,000	8,120.54	.00	33,879.46	19.3%
520245 PAYMENT TO OTHER AGENCY							
54741013 520245 PAYMENT TO OTHER A	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 SE	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	20,000	0	20,000	9,840.85	7,465.00	2,694.15	86.5%
2019/04/040066 10/04/2018 API	190.00 VND 001398 VCH						182339
2019/04/040066 10/04/2018 API	170.00 VND 001398 VCH						182339
2019/04/040097 10/04/2018 API	2,398.00 VND 001476 VCH						182467
TOTAL PROJECT EXPENSE	20,000	0	20,000	9,840.85	7,465.00	2,694.15	86.5%
520298 OTHER SUPPLIES & SERVICES							
54741013 520298 OTHER SUPPLIES & S	0	0	0	.00	.00	.00	.0%

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City of Davenport
MONTHLY DETAIL REPORT

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JOURNAL DETAIL 2019 4 TO 2019 4

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OTHER SUPPLIES & SERVICES	0	0	0	.00	.00	.00	.0%
530303 OPERATING EQUIPMENT							
54741013 530303 USDA OPERATING EQUI	0	0	0	.00	.00	.00	.0%
TOTAL OPERATING EQUIPMENT	0	0	0	.00	.00	.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPENSE	450	0	450	82.07	.00	367.93	18.2%
TOTAL TELEPHONE EXPENSE	450	0	450	82.07	.00	367.93	18.2%
560622 DATA PROCESSING							
54741013 560622 DATA PROCESSING	0	0	0	.00	.00	.00	.0%
TOTAL DATA PROCESSING	0	0	0	.00	.00	.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAINTEN	14,650	0	14,650	4,736.62	.00	9,913.38	32.3%
TOTAL FACILITIES MAINTENANCE	14,650	0	14,650	4,736.62	.00	9,913.38	32.3%
560633 WORKERS COMPENSATION INSURANCE							

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City of Davenport
MONTHLY DETAIL REPORT



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JOURNAL DETAIL 2019 4 TO 2019 4

	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 560633 WORKERS COMPENSATI	0	0	0	.00	.00	.00	.0%
TOTAL WORKERS COMPENSATION INSURANCE	0	0	0	.00	.00	.00	.0%
TOTAL PROJECT MANAGEMENT	270,961	0	270,961	75,273.37	7,465.00	188,222.63	30.5%
TOTAL LEVEE IMPROVEMENT	270,961	0	270,961	75,273.37	7,465.00	188,222.63	30.5%
TOTAL EXPENSES	270,961	0	270,961	75,273.37	7,465.00	188,222.63	
GRAND TOTAL	270,961	0	270,961	75,273.37	7,465.00	188,222.63	30.5%

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

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Front Street Brewery Lease Addendum - ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	Front Street Brewery Addendum

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:44 PM

ADDENDUM TO LEASE AGREEMENT – BUSINESS PROPERTY

Executed and entered into this 23rd day of October, 2018, by and between the City of Davenport through its Riverfront Improvement Commission (Landlord) and Front Street Brewery (Tenant) at the Freight House, Davenport, Iowa.

The Landlord has leased, and by this instrument does lease additional space, 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, a Brew House business, as hereafter described:

The Freight House complex, first floor at 421 West River Drive, formerly known as the Main Level Venue, Davenport, Scott County, Iowa, to include approximately 1,600 square feet as shown on the attached floor plan, marked Exhibit A, and made a part hereof, hereinafter referred to as "Leased Premises."

The term of this Lease shall be for a period of (12) Twelve Months, and shall have possession on November 1, 2018 and shall terminate on October 31, 2019. The Tenant shall have the right of first refusal upon exercising renewal to lease the subject premise.

The additional rental for these leased premises shall be \$19,200.00 annually, or \$1,600.00 monthly, plus its pro-rated share of the cost for utilities, paid at the same time as the existing rental payment schedule. Any additional power required and build-out construction costs will be at the sole cost of the Tenant.

All other terms of the lease agreement are hereby in effect.

Riverfront Improvement Commission

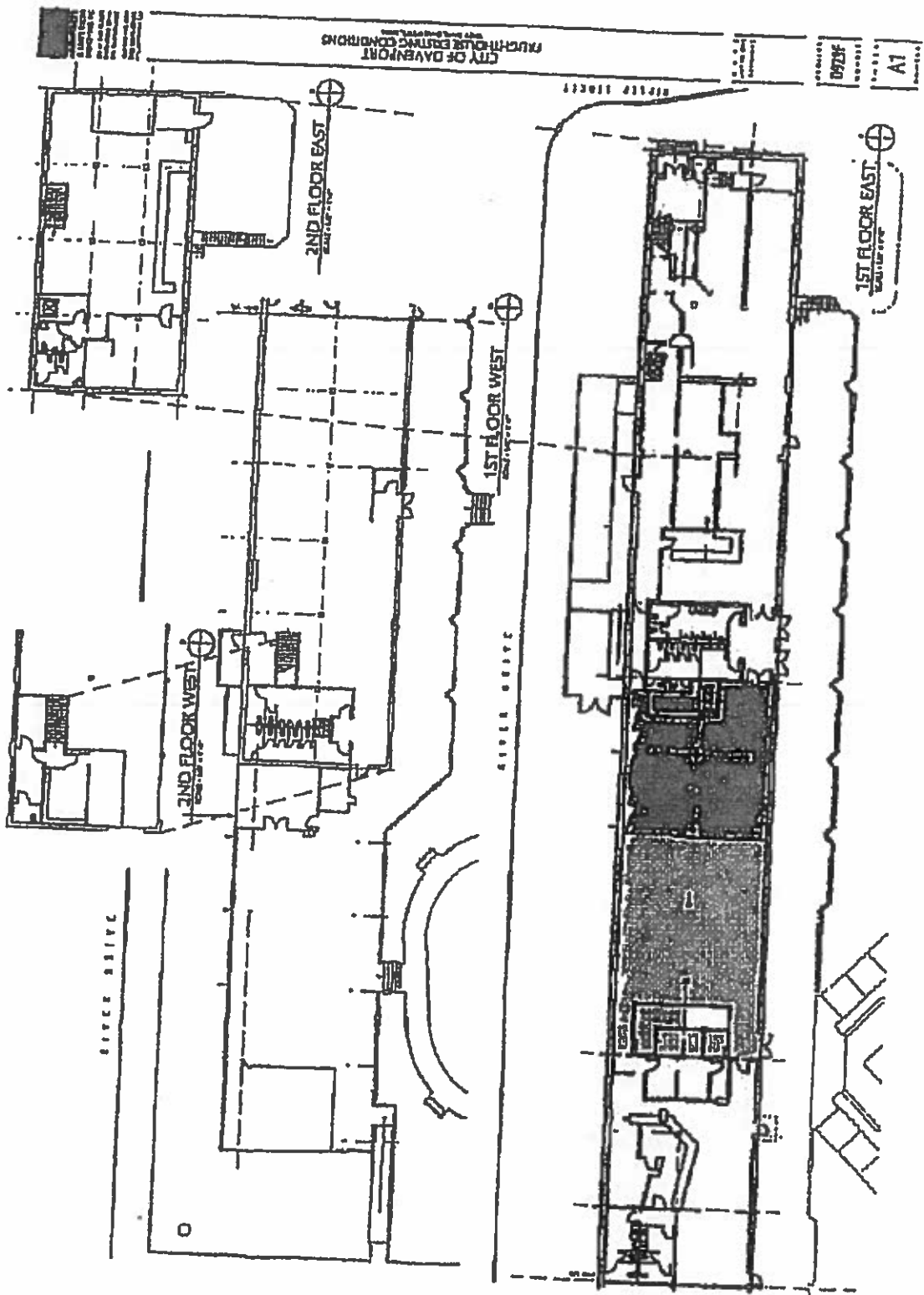
By: _____

Date: _____

Front Street Brewery

By: _____

Date: _____



City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Rita Rawson Lease Addendum - DISCUSSION

ATTACHMENTS:

Type	Description
▢ Cover Memo	Rawson Lease Addendum

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:46 PM

Rental Agreement - Addendum

This addendum runs concurrently to the primary lease agreement and is between the Riverfront Improvement Commission/City of Davenport and Rita Rawson, CRPC®, hereinafter designated as "Tenant," and authorizes tenant to utilize the additional space highlighted in the attachment at Union Station, located at 102 S. Harrison Street in Davenport, Iowa.

Per this agreement, beginning on January 1, 2019, the Lessee is entitled to use the approximately 135 square foot space adjacent to the primary lease space on the second level of Union Station for the purpose of business operation.

The Lessee will pay \$1,620 annually, or \$135 monthly, and is payable in conjunction with the primary lease rental to the Finance Department by the first day of each month.

The Lessor will provide access to the space.

All other primary lease agreement provisions apply.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate:

RITA RAWSON, CRPC®

**RIVERFRONT IMPROVEMENT
COMMISSION**

By _____
Rita Rawson, Owner

By _____
Pat Walton, Chair

Date _____

Date _____

Attach Exhibit A

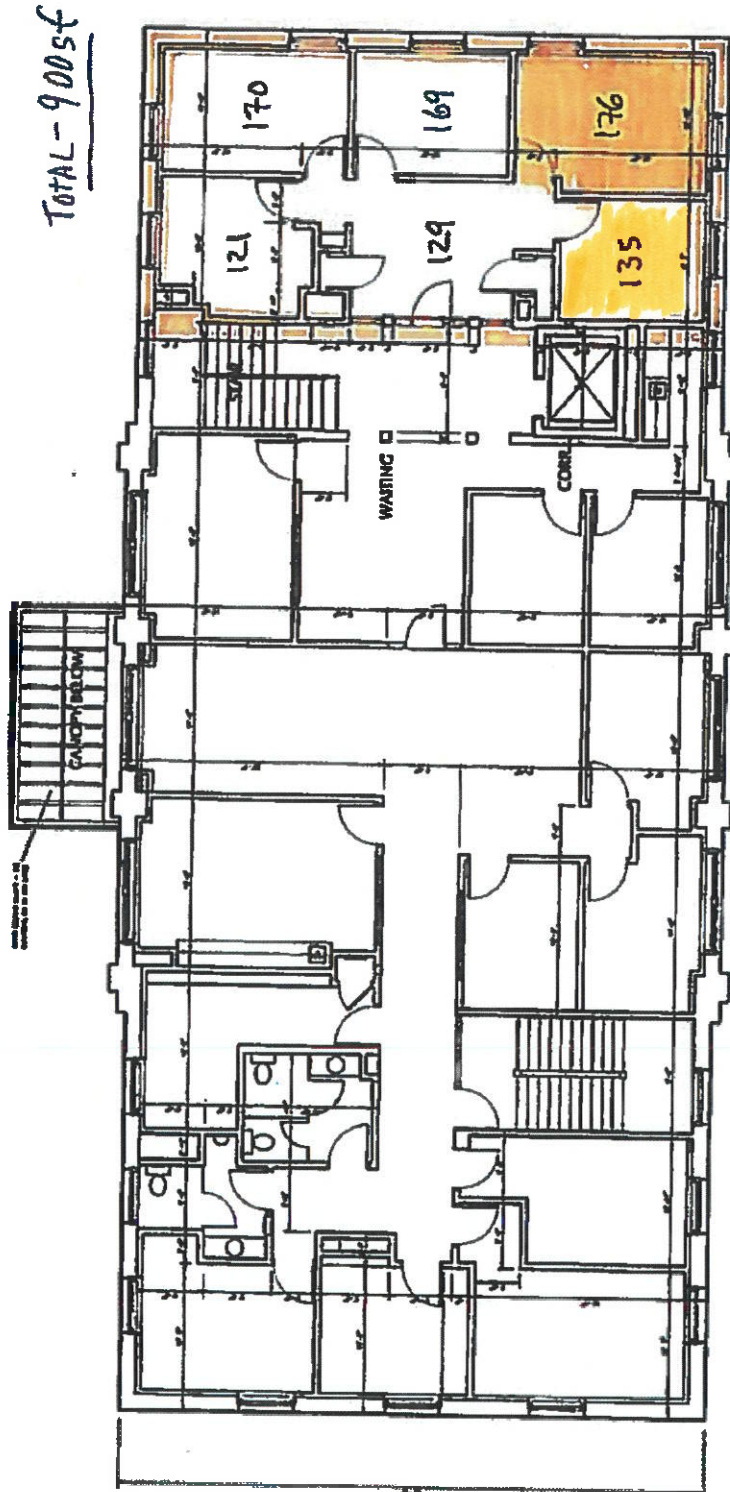
ARCHITECT
 A. HINTON
 1000 10TH AVE. S.W.
 SEASIDE, CA 94062-1000
 TEL: 415/398-1000
 FAX: 415/398-1001

UNION STATION CONVERSION
 ARCHITECTURAL / ELECTRICAL
 100 SOUTH LAMAR STREET, DAVENPORT, IOWA

SHEET NO. 0823A
 PROJECT NO. 0823A

PROJECT
 0823A

SHEET
 A4



TOTAL - 9005sf

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - PROPOSED

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Introduction of Parks Director, Chad Dyson

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:47 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Freight House Farmer's Market Season Recap - Lorrie Beaman

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:48 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Veterans Memorial Park - Bill Churchill

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:50 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Riverfront Improvement Commission Strategic Plan

ATTACHMENTS:

Type	Description
▯ Cover Memo	Strategic Plan

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:51 PM

Davenport Riverfront Improvement Commission

Strategic Plan

Collaborating to Maximize Opportunities

Adopted September 25, 2018

Vision Statement: Our Vision is to create a Mississippi River destination that serves as a source of strength and vitality for the region.

Core Values Statement:

The Davenport

Riverfront Improvement Commission

is committed to these values and to its
responsibilities as entrusted to us by the community.

STEWARDSHIP

We safeguard the natural environment of the Riverfront.

COLLABORATION

We work together with partners to maximize opportunities.

SPLENDOR

We preserve the aesthetic nature of the River as a magnificent asset.

ACCESSIBILITY

We offer ways for the community to enjoy the River.

PROGRESS

We promote the River as a cornerstone for regional economic development.

Mission Statement:

The Davenport Riverfront Improvement Commission plans, manages and collaborates with partners to improve the riverfront.

Strategic Goal #1: To clarify the relationship between the City and the DRIC.

1.1 Strategy 1: Do our own homework to understand current role and responsibility and be clear on ordinance

1.1.1a Review existing ordinance, previous ordinance, and state law – Kelli – 3 Months

1.1.1b Understand Operating and CIP Budgets – Pat and Bill A. – 3 Months

1.1.2a Research similar Commissions – Dee – 3 Months

1.1.2b Discuss relationship with Parks – 6 Months

1.1.3 Develop discussion paper to use for meetings – 6 Months

1.2 Strategy 2: Set up formal meeting with City (council and administration) to determine how to align each of our roles and improve our relationship

1.2.1 Workgroup to expand discussion paper – 6 Months

1.2.2 Meet with Ald. Gripp and the Mayor – 3 Months

1.2.3 Bi-annual meeting discussion

Strategic Goal #2: To collaborate with partners to improve the riverfront.

2.1 Strategy 1: Identify and target potential partners – USACE, IDNR, Downtown Davenport Partnership, River Action, Corporate

2.1.1 Meet Government Grantors – Karl – 9 Months

2.1.2 Meet Business Partners – Gwendolyn – 6 Months

2.1.3 Meet River Action – Bill C. – 3 Months

2.2 Strategy 2: Identify and prioritize projects – RiverWest: Credit Island; Channel Cat, Dam Lighting, Main Street Landing; River Heritage Park, First Bridge; Veterans Memorial Park

2.2.1 Solicit public input – 9 Months

2.2.2 Select projects for focus – 12 Months

2.2.3 Access funding

Strategic Goal #3: To strengthen and diversify our funding.

3.1 Strategy 1: Develop and retain tenants

3.1.1 Identify potential additional tenant space – 9 Months

3.1.2 Prepare potential tenant list – 9 Months

3.1.3 Survey current tenants to identify needs to ensure long term retention and/or growth – Randall – 3 Months

3.2 Strategy 2: Increase corporate and not-for-profit participation

3.2.1 Participate in RDG Public Art Initiative – Frank – 3 Months

3.2.2 Research property improvements with corporate tenants – 12 Months

3.2.3 Set up meeting with Q2030 River Group – Breanna – 6 Months

3.3 Strategy 3: Access government funding (State and Federal, DNR, CIP, etc.)

3.3.1 TBD after first two strategies are implemented

3 Months

- 1.1.1a Review existing ordinance, previous ordinance, and state law – Kelli
- 1.1.1b Understand Operating and CIP Budgets – Pat and Bill A.
- 1.1.2a Research similar Commissions – Dee
- 1.2.2 Meet with Ald. Gripp and the Mayor
- 2.1.3 Meet River Action – Bill C.
- 3.1.3 Survey current tenants to identify needs to ensure long term retention and/or growth – Randall
- 3.2.1 Participate in RDG Public Art Initiative – Frank

6 Months

- 1.1.2b Discuss relationship with Parks
- 1.1.3 Develop discussion paper to use for meetings
- 1.2.1 City Administration to expand discussion paper
- 2.1.2 Meet Business Partners – Gwendolyn
- 3.2.3 Set up meeting with Q2030 River Group – Breanna

9 Months

- 2.1.1 Meet Government Grantors – Karl
- 2.2.1 Solicit public input
- 3.1.1 Identify potential additional tenant space
- 3.1.2 Prepare potential tenant list

12 Months

2.2.2 Select projects for focus

3.2.2 Research property improvements with corporate tenants

1.2.3 Bi-annual meeting discussion

2.2.3 Access funding

3.3.1 TBD after first two strategies are implemented

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:
Public With Business (5 Mins)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:52 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
10/23/2018

Subject:

Tuesday, November 13, 2018 at 3:30 p.m. - Joint Meeting with City Council

Tuesday, November 27, 2018 at 5:30 p.m.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	10/18/2018 - 3:55 PM