



2024 ANNUAL MEETING

The meeting will begin shortly



Candy Pastrnak

Board Chair, DDP



DDP Board of Directors 2023-2024

Tim Baldwin | Front Street Brewery

Bruce Berger | City of Davenport

Dan Bush | Bummer City Inc.

Nicole Cline | Estes Construction

Damon Colvin | CBI Bank & Trust

Nick Cox | Community Stakeholder

Kyle Day | Rock River Family Office

Tate Featherstone | Gallagher Insurance

DJ Glasgow | US Bank

Kelli Grubbs | Victory Enterprises

Michelle Hargrave | Figge Art Museum

Derick Hofer | MidAmerican Energy

Mo Hyder | Rhythm City Casino

Jennifer Kakert | Cavort & The Vault

Joe Kubly | Quad Cities River Bandits

Gwendolyn Lee | Endless Brews & Rubberstamps.net

Brad Martell | YMCA

Henry Marquard | Community Stakeholder

Marion Meginnis | 3rd Ward Alderwoman

Matt Mendenhall | Regional Development Authority

Mallory Merritt | City Administrator

Candy Pastnak | Pastnak Law

Tom Piehl | Y&J Properties

Jennifer Randazzo | Palmer College of Chiropractic

Cris Ryder | Exit Realty

Ryan Saddler | Friends of MLK

Lance Sadlek | Adler/RiverCenter

Bill Sheeder | Cookies & Dreams

Pete Stopulos | Ruhl Commercial

Peter Tokar | Quad Cities Chamber

Dana Wilkinson | Paragon Interiors

Mayor Matson



Kyle Carter

Executive Director, DDP



Gene Meeker



Gene Meeker, the new executive director of the Downtown Davenport Development Corp., and Lisa Martin, the new director of the Downtown Davenport Association, are happy to be back in Iowa and part of the downtown rebuilding.

Rebuilding downtown Davenport

Stories by John Willard
QUAD-CITY TIMES

Bulldozers clawing the earth and cranes looming on the horizon are evidence that downtown Davenport is rebuilding. There is other, less visible, evidence. The Downtown Davenport Development Corporation and the Downtown Davenport Association have been busy behind the scenes,

streamlining their organizations. They are working with the City of Davenport and Rejuvenate Davenport, another development group, on common goals. To provide leadership in that process, the DDDC and the DDA have hired new directors with experience in urban development. They are Gene Meeker, executive director of the DDDC, and Lisa Martin, director of the DDA.

Revitalization takes planning, Meeker says

Gene Meeker, the new executive director of the Downtown Davenport Development Corp., says he has no magic formula for downtown revitalization. "What it takes, he says, is strategic planning, and the first step is understanding what is at stake downtown. "You can't abandon an industry that is available," he said. "The downtown offers a tax base and an employment base. It is a center of government and transportation and there is considerable destination shopping." The next step, he said, is encouraging people to come back downtown. "You want residents to have a sense of ownership of the downtown," he said. "The community is well on its way toward doing this, he said, with events such as the Festival of Trees and the Bix Beiderbecke Memorial Jazz Festival. Meeker, 55, was among 150 people who sent resumes for the top job at the DDDC, a group of downtown property owners who

tax themselves to finance downtown improvements. DDDC president Ken Koupal said Meeker was the clear choice because of his experience and management style. Meeker knows downtowns. During his 14 years as president of the Waterloo Chamber of Commerce he helped lead construction of a downtown convention center and hotel. He also has chamber management experience in Denison, Iowa; Watertown, S.D.; and Winona, Minn. For the past eight years he has led the chamber of commerce in Mesa, Ariz., where his mission was controlling growth. He grew up in the small southwest Iowa town of Winfield and graduated from the University of Iowa with a degree in municipal government. On his expected role as a leader in rebuilding, he says: "I'm not in denial, but on a white horse. I don't have all the answers. Downtown development is a process that takes public and private cooperation. I see myself as the glue that holds it all together."

Martin brings flair for promotion to her new post

In Kansas City, Mo., Lisa Martin's name is mud, but that's a compliment. Martin, the new director of the Downtown Davenport Association, made a mess when she organized a volleyball tournament on a field of mud. It was one of the most successful fund-raisers ever for Kansas City's March of Dimes Birth Defects Foundation. More than 1,000 players walloped in 8 inches of goo on 12 courts, raising \$25,000 for the foundation and insuring more mud singing for future fund-raisers. "It was probably the wackiest thing I have ever done," she says. "People came in droves." Martin, 35, is looking forward to using her flair for promotion in her new job as the DDA's top staff person. Her mission: Coordinate special events for the DDA, whose 60 members work to make the downtown a healthy retail, financial and service center. Martha Watters, DDA

president, said Martin's enthusiasm, experience and unflappable personality set her apart from other candidates. "She has a lot of good ideas and knowledge," Watters said. Martin grew up on a farm near Washington, Iowa, earned a degree in communications from the University of Iowa and spent seven years in Kansas City. Besides being director of communications for the March of Dimes, she organized promotions for a radio station and helped with marketing for a mall in Westport, an inner city shopping area. She helped put on a three-day jazz festival and organized a whistling contest and made the area more secure for night-time shoppers. She sees her new Davenport job as an opportunity to return to her native state and continue using her interests and talents in downtown development. "I'm very excited. The DDA is already handling some good events, like the Bix weekend. With my help, they can only grow," she said.

WHO'S NEWS

A weekly business background on Quad-Citians in the news

Gene Meeker traded a gang buster growth area in Arkansas to tackle what he says is a much bigger challenge — rebuilding downtown Davenport. As executive director of both the Downtown Davenport Development Corp. and Rejuvenate Davenport, he is up to the task. Earlier this month, Rejuvenate Davenport ordered the last tractors to leave the site for the future development. The DDDC Foundation, a gift to his company by president 19th century artist John D. Dillon, is the centerpiece of that \$1 million downtown Davenport development program. Meeker also owns a third — chief secretary of the Downtown Davenport Association, of which Laura Lertz is trustee. Rebuilding an older city's infrastructure is a change for Meeker, 40. Before going on to Davenport in February 1993, he spent nine years as president of the Mesa, Ariz., Chamber of Commerce, where the population soared



Meeker is a graduate of the University of Iowa. O'Connor during Iowa's "Fab Five" era of the 1990s. While attending Iowa, where he earned a degree in municipal government, he worked as a janitor at the Iowa City Chamber of Commerce. He saw bigger and better things in chamber work, where he spent 10 years. He and his wife, Nancy, have five daughters and seven grandchildren. He enjoys golf and visits to his girls, all of whom but one live outside of the Quad-Cities. With 7,000 employees working at 250 businesses, downtown Davenport has more going on than many think, he says. "We are the business center of the Quad-Cities," he says. —John Willard

from 100,000 to 300,000 during his stay. Trend of the traffic problems and the facilities he visited in Arkansas, he returned to Iowa. There, as a child, he helped work the fields surrounding his hometown of Winfield with his father, who ran a corabelling business. He was a high school basketball center and played under University of Iowa coach Bucky O'Connor during Iowa's "Fab Five" era of the 1990s. While attending Iowa, where he earned a degree in municipal government, he worked as a janitor at the Iowa City Chamber of Commerce. He saw bigger and better things in chamber work, where he spent 10 years. He and his wife, Nancy, have five daughters and seven grandchildren. He enjoys golf and visits to his girls, all of whom but one live outside of the Quad-Cities. With 7,000 employees working at 250 businesses, downtown Davenport has more going on than many think, he says. "We are the business center of the Quad-Cities," he says. —John Willard

BRIEFLY

Downtown group hires new director

The Downtown Davenport Development Corp. has hired

Gene Meeker as executive director. He is director of community and member relations for the Arizona Chamber of Commerce. Ken Koupal, president of the association, said Meeker will "work hard to provide leadership and coordination for Downtown Davenport Association...to bring positive change."

Meeker is a graduate of the University of Iowa. He has worked for the Downtown Davenport Development Corp. and Rejuvenate Davenport. He has a degree in municipal government from the University of Iowa.

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Downtown Davenport pulls out all the stops

In full bloom

Construction workers are working on the new downtown Davenport development. The project is a major revitalization effort for the city. The new development will include a mix of residential, commercial, and cultural spaces. The project is expected to be completed by late 2000.



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Gordon, Meeker, Meyer and Ortiz running for at-large jobs on council

Jason Gordon, Gene Meeker, and others are running for at-large jobs on the city council. The council is responsible for setting the city's budget and approving major projects. The election is scheduled for next year.

JASON GORDON

Office sought: Davenport alderman at large
Age: 34
Address: 2517 Washington Lane, Davenport
Occupation: Director of new business development, Community Health Charities Iowa
Previous political experience: Congressional staffer for former U.S. Reps. Jim Leach and Jim Nussle.

GENE MEEKER

Office sought: Davenport alderman at large
Address: 2306 Windsor Court, Davenport
Age: 72
Occupation: Retired from Davenport/One's Downtown Partnership
Previous elected experience: Seeking second term as at-large alderman

CELEBRATE

Trading places

Four sisters swap life in the sun for comfort of the QC. The sisters are enjoying their time in the Quad-Cities. They are looking forward to spending more time in the area. The sisters are enjoying their time in the Quad-Cities. They are looking forward to spending more time in the area.

Ring in a new year in many different ways. The city is offering various events to celebrate the new year. The events include a parade, a fireworks display, and a concert. The city is offering various events to celebrate the new year. The events include a parade, a fireworks display, and a concert.

PRESERVING A PIECE OF DOWNTOWN HISTORY



Effort under way to breathe life into old carriage works

The effort to breathe life into the old carriage works is well underway. The project is a major revitalization effort for the city. The new development will include a mix of residential, commercial, and cultural spaces. The project is expected to be completed by late 2000.

Agenda



Overview



2023-2024 Recap



Looking Forward



Place Management

Place Management Organizations deliver key services and activities within the boundaries of Improvement Districts

DDP Mission Statement

“Administer and operate a program for the general improvement and redevelopment of Davenport’s Central Business District and to enhance its aesthetic appearance and economic future for the community and all the citizens of Davenport.”



DDP Pillars of Work

Business & Economic Growth

Strategic Planning

Technical Assistance

Financial Assistance

**Business Retention &
Recruitment**

Business Intelligence

Leveraging Development

Networking

Infrastructure & Livability

Clean, Safe & Welcoming

Complete Streets

Walkability

Riverfront Beautification

Public Art

Residential Support

Advocacy & Promotion

**Placemaking Activations,
Events & Festivals**

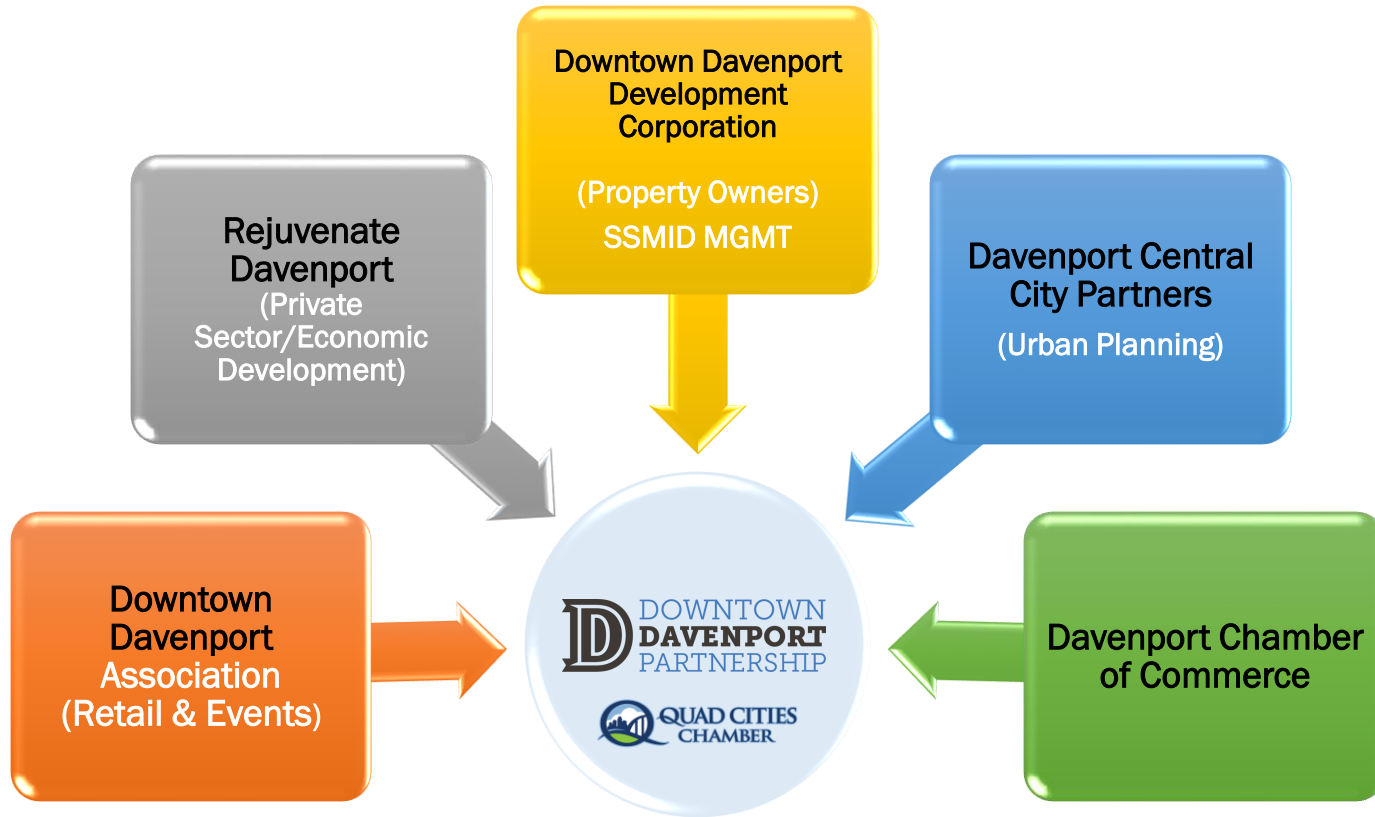
**Government & Legislative
Policy Advocacy**

**Marketing &
Communications**

Small Business Promotions

Arts & Culture Activations

Why this scope of work?



DDP: Place Management Organization

Self-Supporting Municipal Improvement District (SSMID)

Today DDP represents:



290+
Businesses



\$159M Taxable
Assessed
Value



422
Property
Parcels

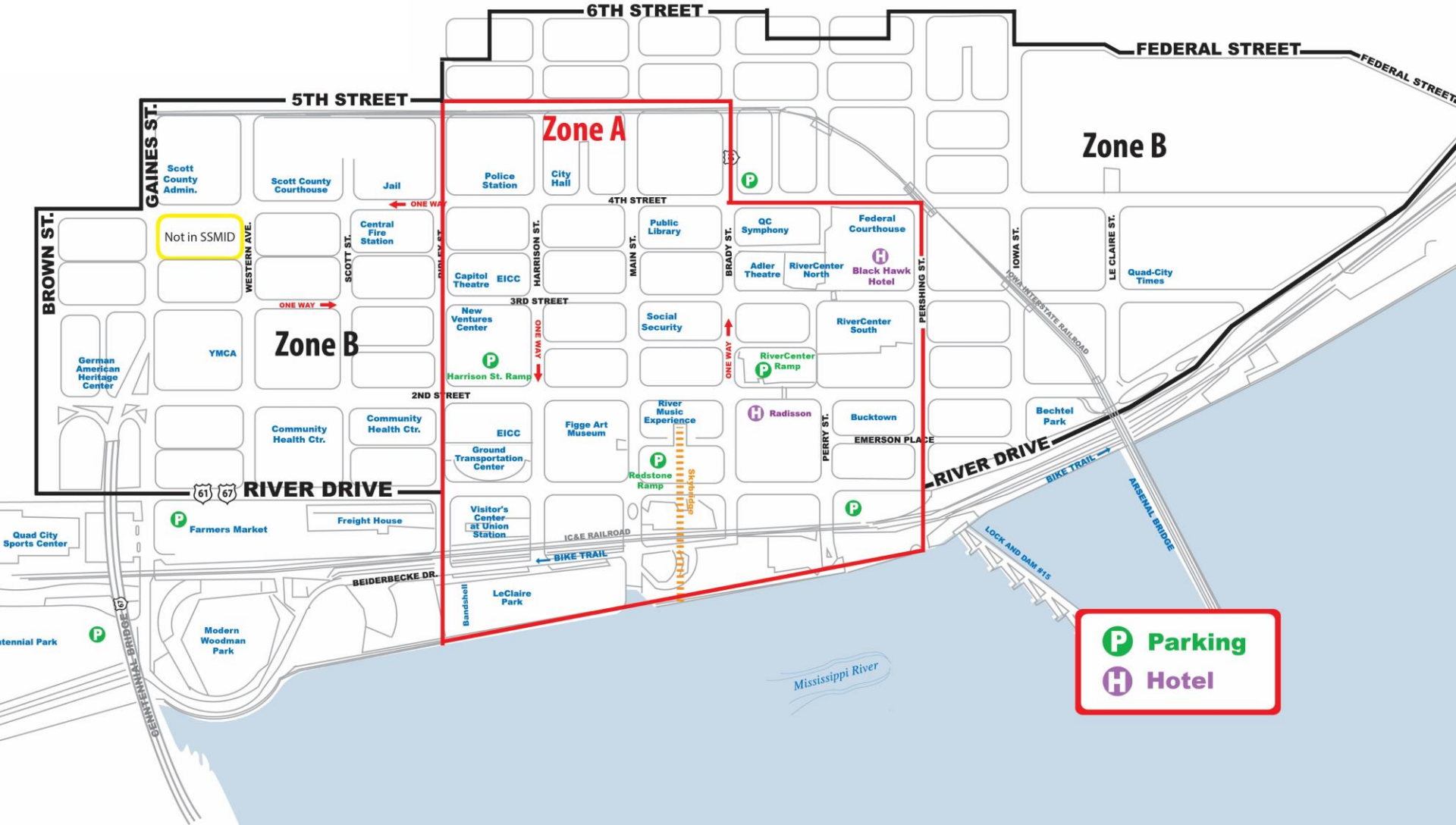


2200+
Residents



33
Board
Members

SSMID MAP



Growing Our Industry & Network

- **International Downtown Association (IDA)**
 - IDA US Government Legislative Committee (Kyle)
 - Leadership in Place Management Certification (Kyle & Alisha)
 - IDA National Annual Conference
- **Iowa Economic Development Authority**
 - Destination Iowa Scoring Committee Member (Kyle)
 - Iowa Cultural and Entertainment Districts Advisory Committee Member (Alisha)
 - Iowa Downtown Conference





Staff



Kyle Carter
Executive
Director



Alisha Espey
Program
Director



Tony Behncke
Operations
Director

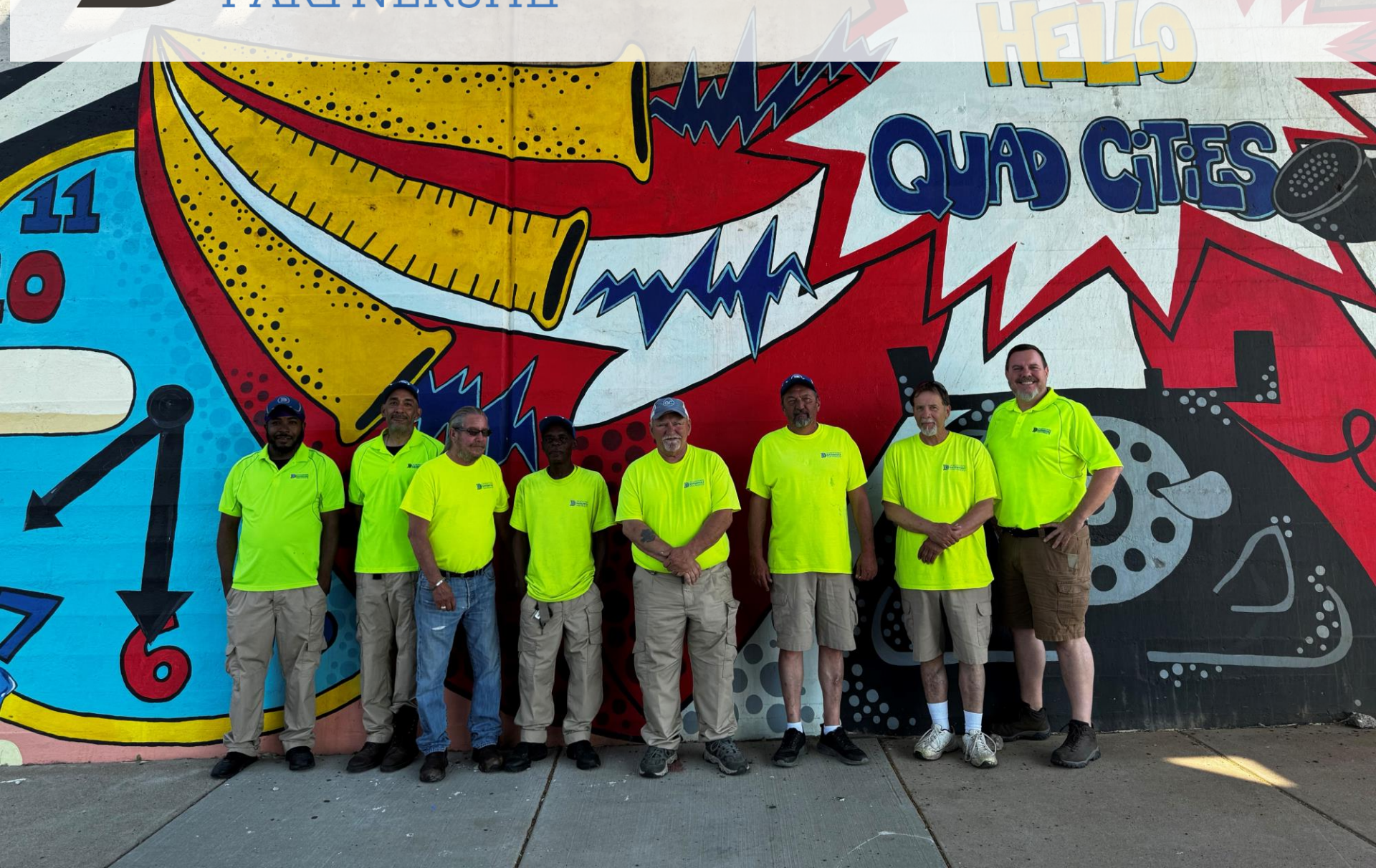


Olivia Warren
Business
Engagement
Manager



D DOWNTOWN
DAVENPORT
PARTNERSHIP

Ambassadors





What's the point?

Capital follows talent

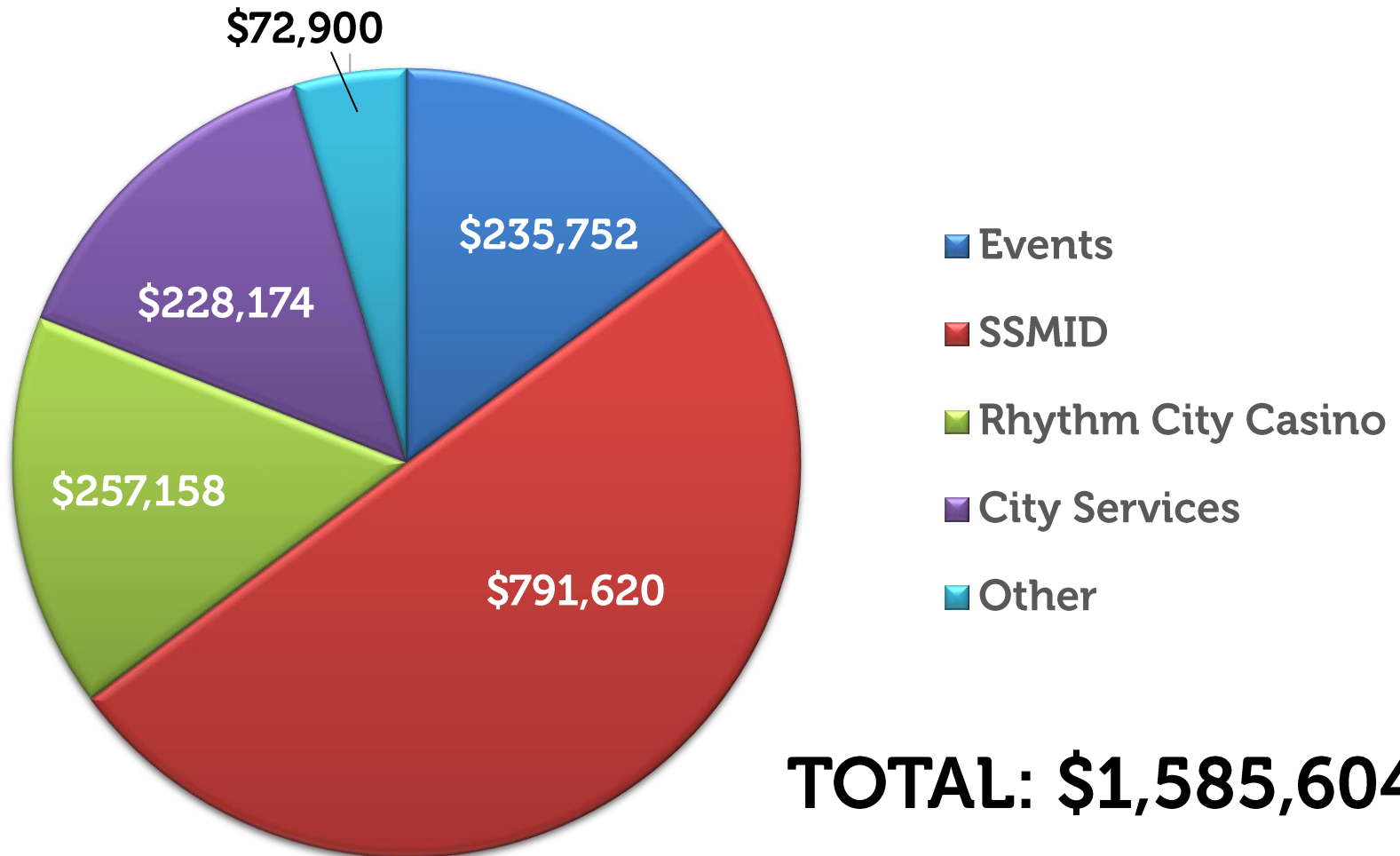
Talent follows place

Place needs investment

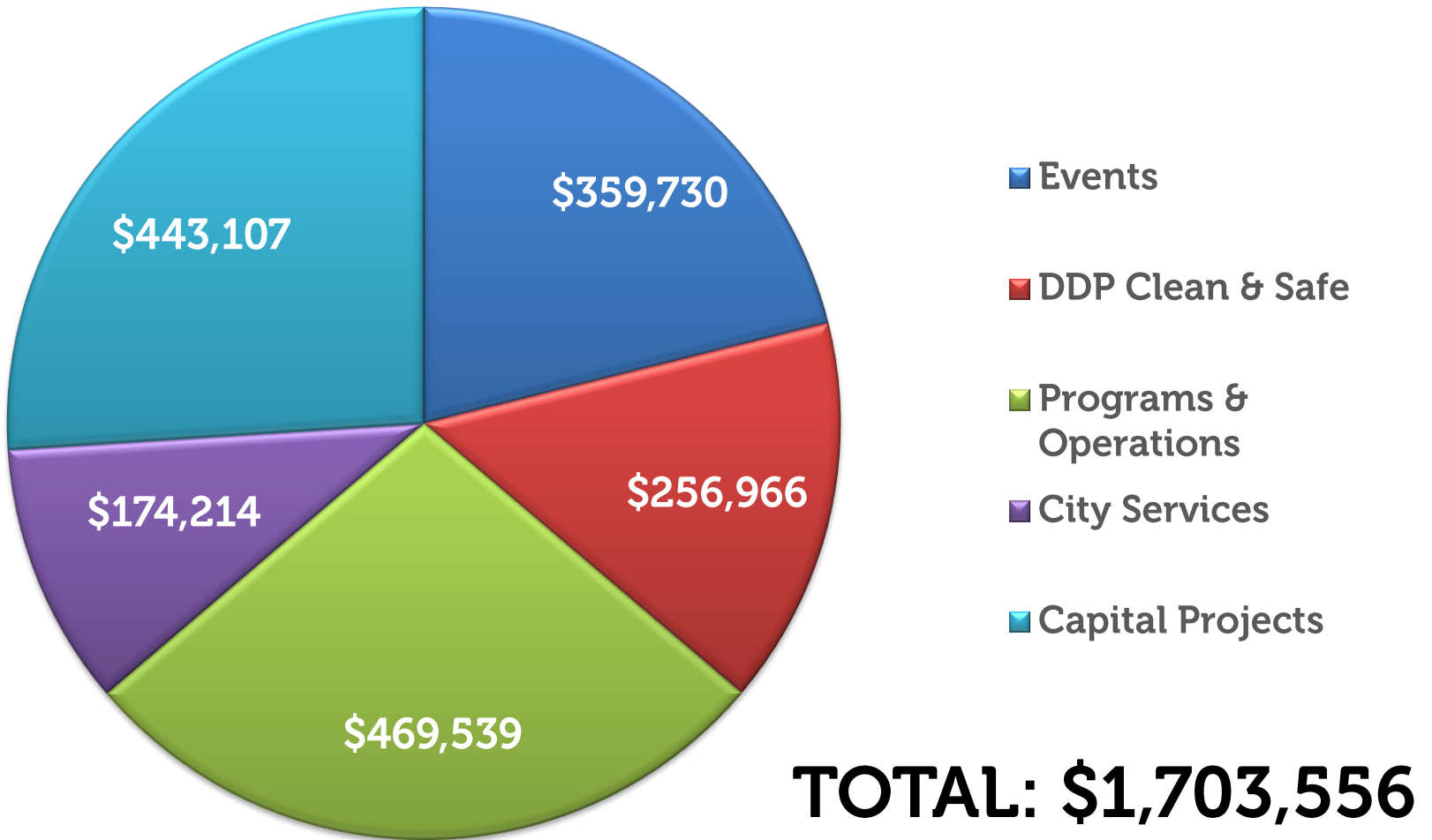
An aerial photograph of a city skyline at dusk, featuring various buildings and streets. A large, semi-transparent green rectangular overlay is positioned in the center of the image. Overlaid on this green area is the text "Business & Economic Growth" in a large, white, sans-serif font. A thin white vertical line is located to the left of the text.

Business & Economic Growth

DDP 2023-2024 Income { as of May 31, 2024 }



DDP 2023-2024 Expenses { as of May 31, 2024 }



DOWNTOWN IS A SIGNIFICANT REVENUE GENERATOR

Downtown contributes an average of **\$7.6 million annually**, representing **4.5% of General Fund revenue**.

Tax Revenue

PROPERTY TAX
\$2.86 million annually
 3.3% of property tax citywide

HOTEL/MOTEL TAX
\$700K annually
 22.7% of hotel/motel tax citywide

LOCAL OPTION SALES TAX
\$1.35 million annually
 6.4% of sales tax citywide

FRANCHISE/OTHER TAXES
\$138,000 annually
 4.7% of other taxes citywide

Program Revenue

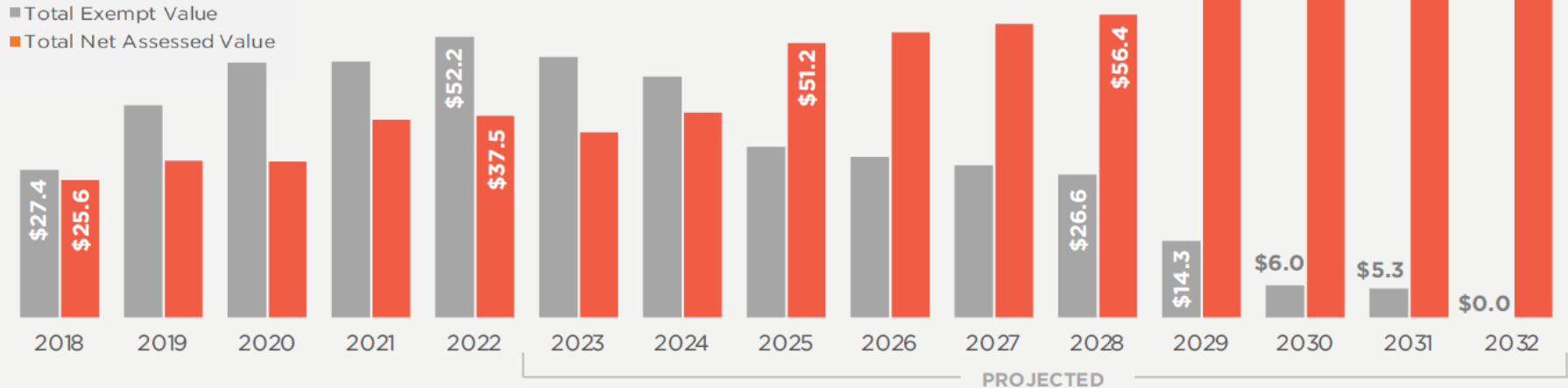
CHARGES FOR SERVICES
OPERATING GRANTS
CAPITAL GRANTS
\$2.59 million annually
 4.7% of program revenue citywide

TOTAL AGGREGATE EXEMPT VALUE VS NET ASSESSED VALUE

2018 to 2023, in millions

Current Downtown Properties in URTE Program

Source: City of Davenport



DDP Stats



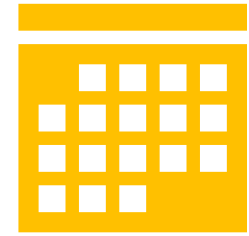
1,901

Business Assists



62

Entrepreneur Referrals



2,868

Business Promotion & Event Assistance

70% Increase!



567

Government Advocacy Calls



497

Ops Calls for Service

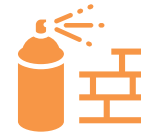
477% Increase!

Ambassador Program Stats



Litter Removed
624 cubic yards

THAT'S 3 FULL
SEMI-TRUCK LOADS!



Graffiti tags removed
459



Snow removal
452.5 hours



Dog Waste Collected
200+ gallons



60K+

Flower Baskets Watered



10,500+

Flower pots and grounds watered



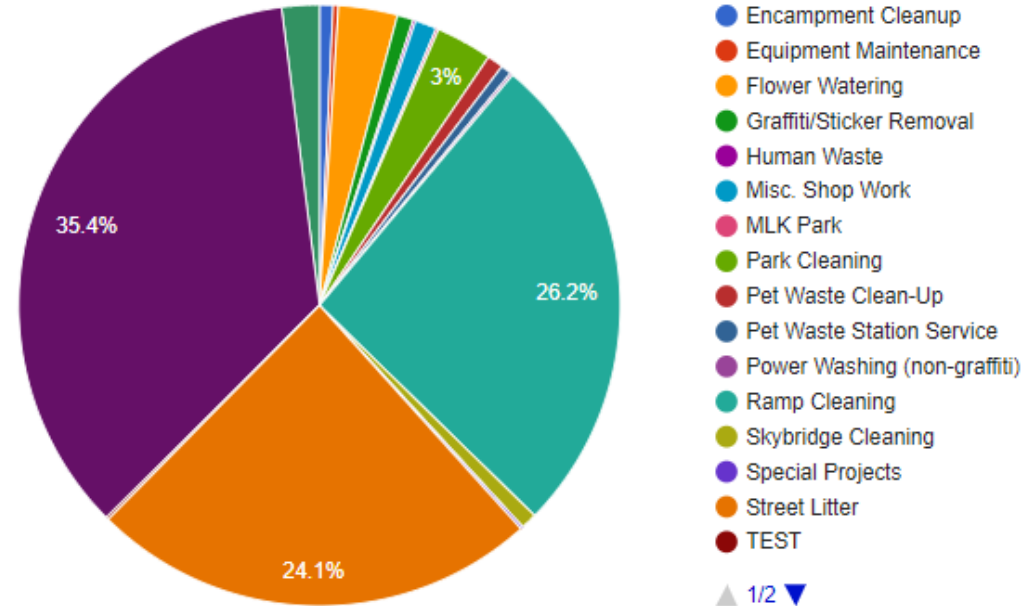
13,772 Total Hours Logged

Eponic Snapshot

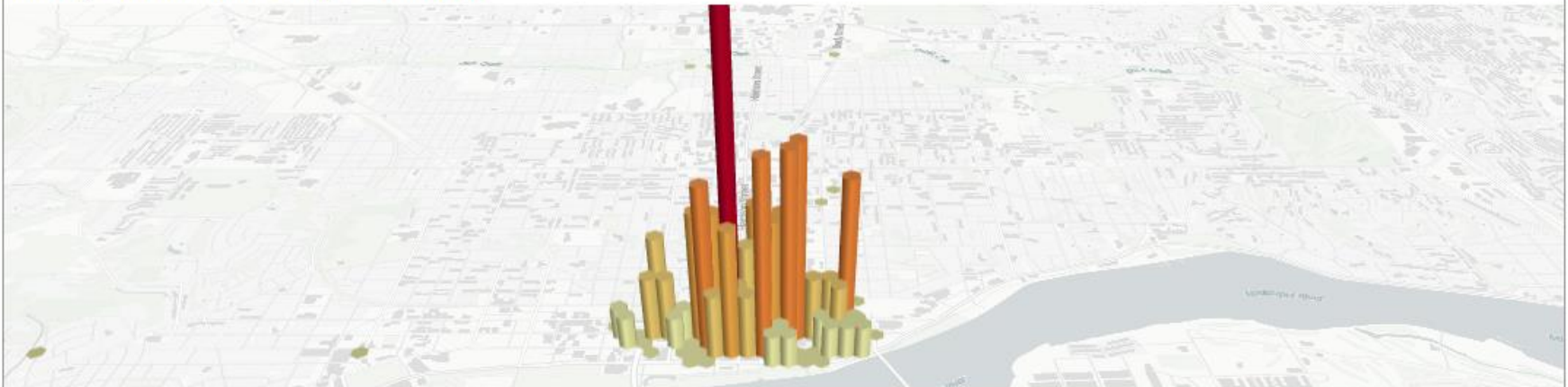
Overview [Total Logs](#) | [Time Spent](#)

TYPE	TOTAL
Administration	3
Call for Service	2
Cleaning & Maintenance	694
Hospitality	0
Repair or Report	14
Safety/Security	0
Social Service Referral	0
Time Clock In/Out	118
TOTAL	831

Cleaning & Maintenance : All Sub Types



Cleaning & Maintenance : All Sub Types - 6/1-6/12/2024



Social Service Impact

**FY24
STATS**

736	Clients seen on downtown streets
194	Referrals to mental health/substance abuse services
667	Clients linked to community resources
231	Clients linked to shelter or housing services
42	Clients refusing services
214	Business check-ins
263	Hours spent in downtown community



	
2,993	Referrals

169	Encounters with individuals experiencing homeless
48	Referrals to resources such as: meal sites, shelter, mental health, primary care, community services and HHSI's drop-in center for showers, clothing and hygiene items
23	Individuals assisted with obtaining permanent housing: secure financial resources for rent, deposit and application fees
9	Individuals assisted with obtaining ID's
4	Individuals assisted with obtaining bus passes
4	Emergency assistance for car repairs, utilities and storage fees



Master Plan

Back to Baseline (0 – 2 Years)

- ✓ **75% Implemented**
- ✓ **25% In Progress**

Medium Term (2 – 5 Years)

- ✓ **34% Implemented**
- ✓ **47% In Progress**
- ✓ **19% Not Yet Started**

Long Term (5 – 10+ Years)

- ✓ **32% Implemented**
- ✓ **7% In Progress**
- ✓ **61% Not Yet Started**

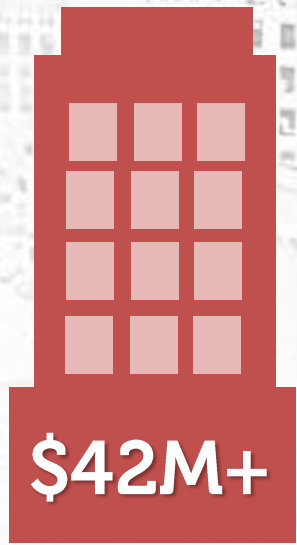
Davenport 2030

A Resilient City



**Accepted by Davenport City Council
February 2021**

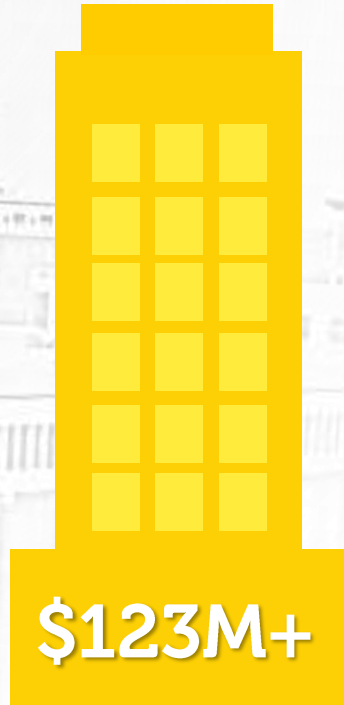
Downtown Investment



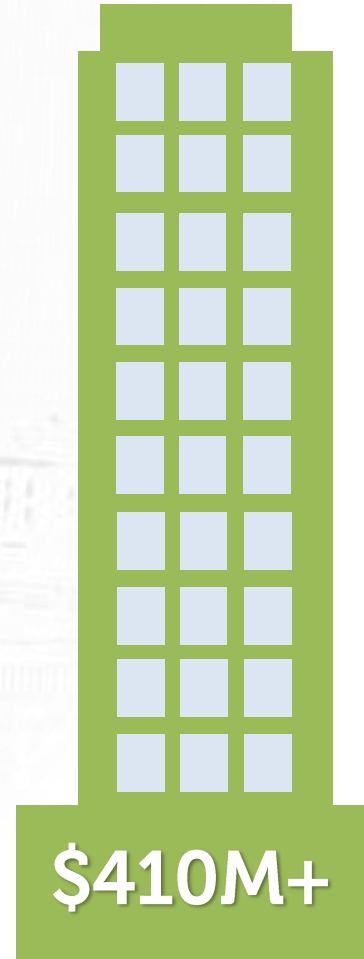
Completed
Projects
'23-'24



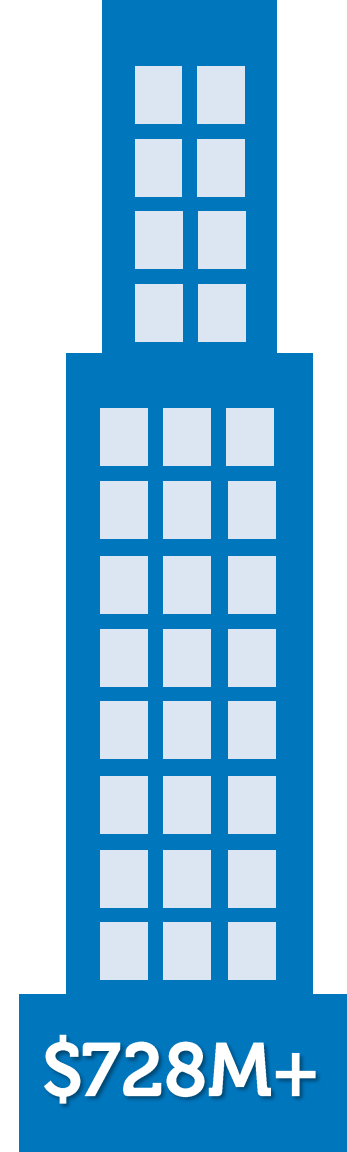
Under
Construction
'23-'24



Planned
Projects



Invested over
past 10 years



Invested since
2000

19 properties sold this year in the SSMID

2024 Housing Report

204 new units opened in FY24



- **19 new mkt-rate units opened**
- **185 new income-restricted units (LITC) opened**
- **175 Market-Rate Units Under Construction**
- **327 Market-Rate Units Planned**

RESIDENTIAL DEVELOPMENT AND POPULATION GROWTH

Population growth has been strong **increasing by 44 percent** since 2010. This growth can be attributed to substantial new residential development Downtown over the last decade—since 2013, **more than 800 new housing units have been delivered with more than \$330 million in total investment.**

Under Construction

- **112 W. 3rd**
- **Apartments on Main**
- **Bucktown Lofts**
- **The Legacy**

1887

Total Housing Units Downtown

Key Performance Indicators

52801 Sales Tax



Food & Bev

FY23: \$1,079,511
(55 BIZ)



Specialty Retail

FY23: \$510,537
(28 Biz)



Total Sales Tax

FY23: \$7,923,502

RETAIL RECOVERY FROM COVID-19

Over the last five years, Downtown has generated an average of just over \$135 million in eligible sales annually and **total sales in 2022 (\$140.0 million) were effectively back to pre-pandemic levels (\$140.8 million in 2019)**. With Downtown generating an average of just under **\$1.4 million in local option sales tax annually**, this accounts for **6.4 percent of citywide sales tax revenue**.

26

New, Retained, Expanded Businesses



BB BEAUTY	QC QUEEN OF CLEAN	THINK & DRINK ENTERTAINMENT
BLACK PEARL WAXING RETREAT	QUINT CITIES RESTORATION	TOTALLY MELTED CANDLE CO.
BRONZED BEACHES	R3 CONSTRUCTION	TROLLEY PUB
BUBBLE'S BOBA TEA	STOMPBOX KITCHEN	VINA HAIR LOUNGE
CELESTIAL MASSAGE THERAPY	SUSHI ETC. BY M.J'S	VISIT QUAD CITIES AT UNION STATION
ENVIED VINTAGE CLOTHING	TIPHANIE'S	WELLNESS NOOK
GREAT RIVER BREWERY	THE GARRISON	WORLD RELIEF
NIZHONI BEAUTY BAR	THE LAST PICTURE HOUSE	WORK OF ART NAIL STUDIO
MELTED MASSAGE STUDIO	THE LEMONADE STAND	

The Last Picture House



Photos courtesy of Twin Shores

COMPLETED PROJECTS



CONVICT CUSTOMZ



MLK PARK



GREAT RIVER BREWERY



THE LAST PICTURE HOUSE



BOWSTRING LOFTS



FEDERAL POINTE



R3 CONSTRUCTION



THE GARRISON

Total: 8 Projects, \$42.4 Million

Property Improvement Grants

Since 2008, DDP has awarded **\$1.8M** in property improvement grants, leveraging **\$14.3M in private investment.**

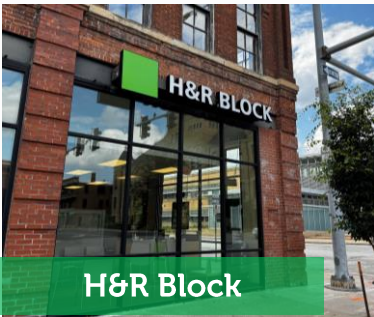
FY 25 PROGRAMS:

- Pre-development/Design Grant
- Exterior & Structural Improvement Grant
- Commercial Interior Improvement Grant

\$168K Available in FY25

Grant Applications Open Now!

Exterior & Structural Improvements



Facade Improvement Grants

- 14 properties awarded
- Total grant funding awarded:

 **\$126K**

Total private investment leveraged:

 **\$364K+**

Interior Improvements



Commercial Interior Improvement Grants

- 3 Businesses/Properties awarded
- Total Grant Funding Awarded:

 **\$34K**

Total private investment leveraged:

 **\$1.2M+**



Projects Under Construction



322 BRADY



AMERICAN POWER SYSTEMS



112 W. 3RD ST.



206 E. 5TH STREET (3E)



THE LEGACY



YMCA SOCCER FIELDS



ROCK RIVER FAMILY OFFICE



WSBSPORT

the Y



APARTMENTS ON MAIN

Total: 9 Projects, \$27+ Million

Planned projects (big & small)



227 LeClaire



Priester Building



Normedna Building



Redband Coffee



Mississippi Plaza



5th & Harrison



Destination Iowa



Astra Furniture



First Bridge



Former YMCA site

can Building

Total: 17 planned, \$123+ Million

YMCA Development Impact

Early Learning Education Center	\$2.8 Million
Bittner YMCA	\$24 Million
Federal Pointe Apartment Complex (TWG Project)	\$38 Million
Urban Soccer Complex	\$1.2 Million

- \$66M total development on YMCA land
- The previous YMCA site (606 W. 2nd St.) sold in April 2024, and will result in a \$40M mixed-use development



Western Corridor



Central Corridor



Central Corridor



East Corridor Motor Row & Bucktown Neighborhood



Motor Row & Bucktown Neighborhood



Motor Row & Bucktown Neighborhood





Infrastructure & Livability

Cleaning Ambassadors

Service
7-days a
week!

Cleaning Responsibilities include:

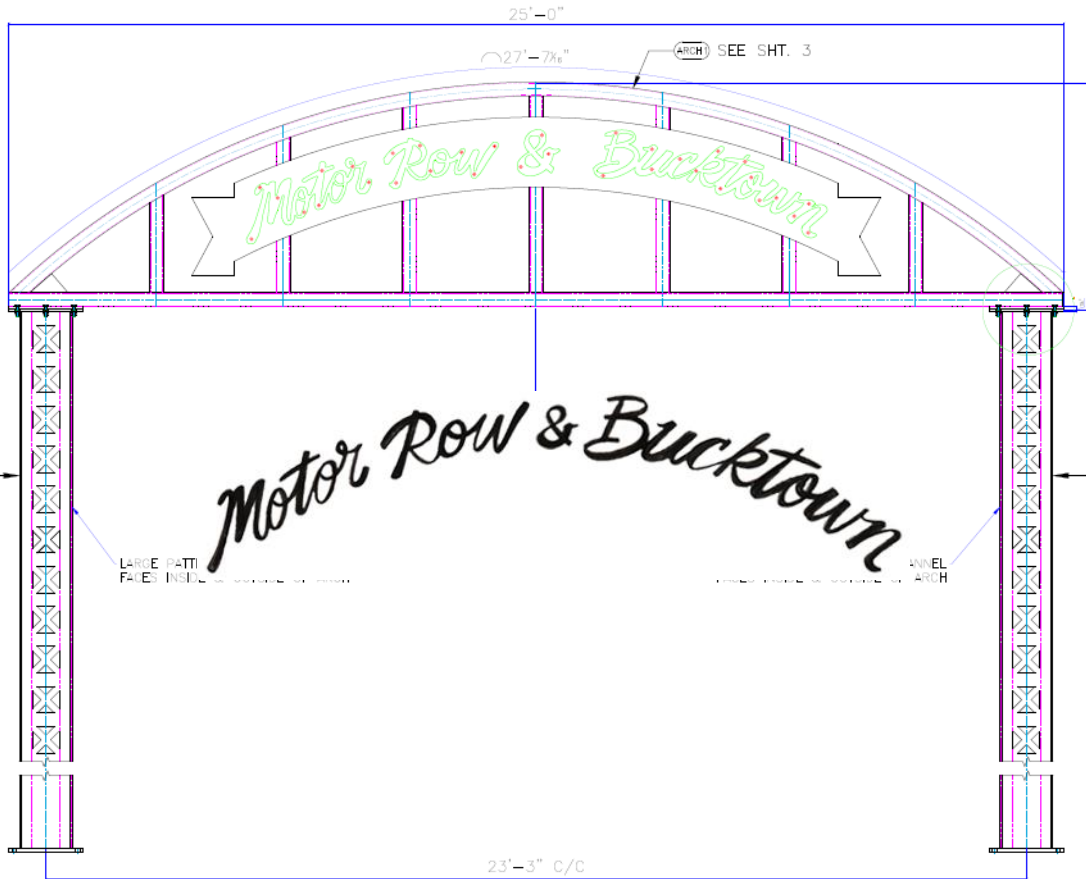
- ✓ Parking ramp cleaning
- ✓ Daily trash pickup
- ✓ Skybridge cleaning
- ✓ Pocket park maintenance
- ✓ Graffiti Removal
- ✓ Sidewalk Cleaning
- ✓ Curb & parking lane snow removal



MLK Park



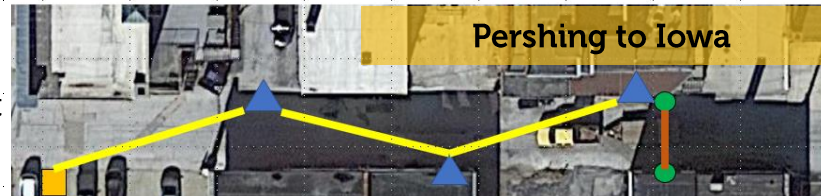
Emerson Alley Improvements



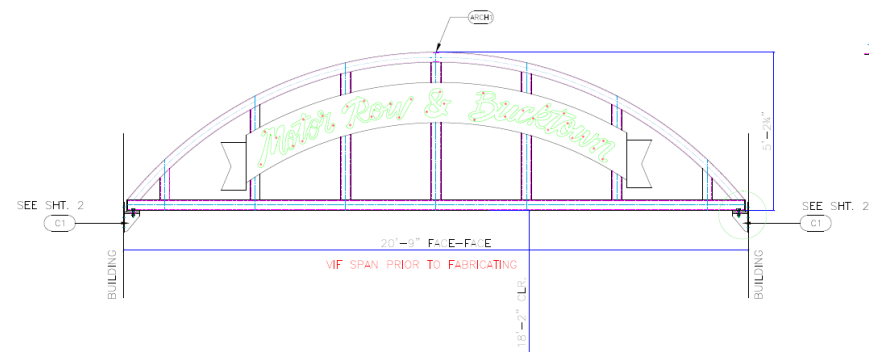
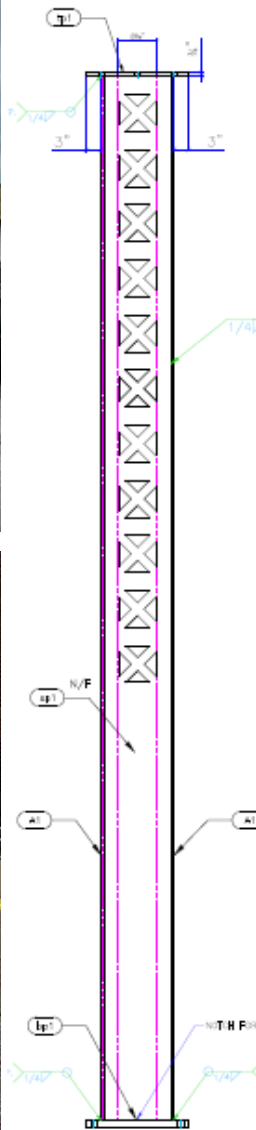
Design inspiration:



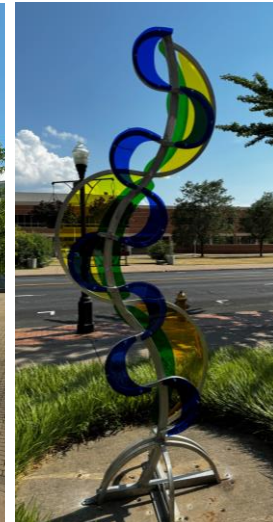
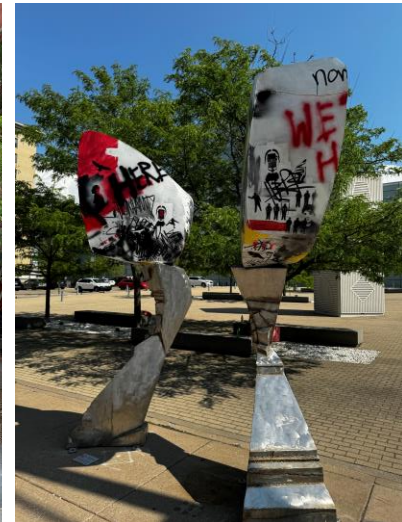
- Key:
- Sign Poles
 - ▲ Wall Mount
 - Single Pole
 - LED Lights



Emerson Alley Improvements



Motor Row & Bucktown



Public Art

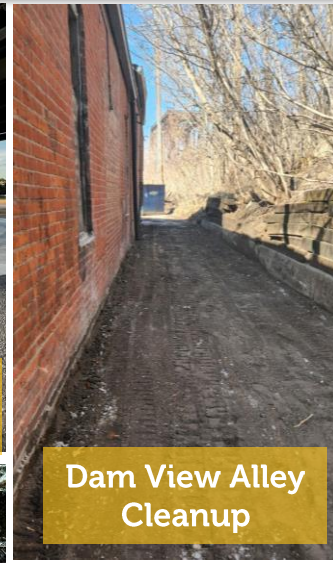
MISC. IMPROVEMENT PROJECTS



Emerson Alley Resurfacing



Arsenal Bridge Roundabout



Dam View Alley Cleanup



Halligan Hill Cleanup



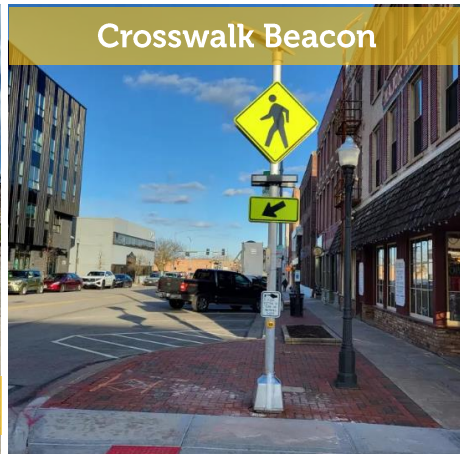
Western Ave Lights



Holiday Lighting



5th Street Brick Banding



Crosswalk Beacon

COMPLETE STREETS & Beautification

FY24

- ✓ Emerson alley:
 - Resurfacing
- ✓ Electrical grid improvements:
 - Hotel Blackhawk
 - Kahl Building Parking Lot
 - Western Ave
- ✓ New Western Ave. Light Poles
- ✓ 5th Street Brick Pavers
- ✓ Holiday Lights
- ✓ Halligan Hill Cleanup

FY25

- ✓ Emerson alley:
 - Archway & Lighting Installation
- ✓ Streetscape Repairs
- ✓ Grid work at 3rd & Ripley
- ✓ Skywalk Improvements
- ✓ Redband
- ✓ Main Street Sewer & Streetscape Design

Flood Mitigation in Action

\$8.7M completed or in progress

Current Flood Projects:

- River Drive | 3rd to Carey Ave - \$4M
- River Drive | Marquette - \$1.8M

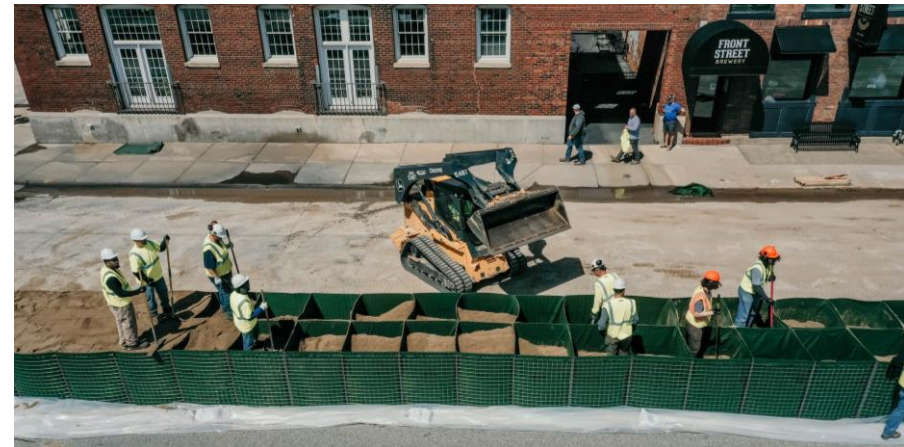


\$13.1M Federal PROTECT Grant Awarded

Full project cost: \$16.4M
TRANSPORTATION FOCUSED

Funding for the following improvements:

- River Drive Intersection Rebuild
- Road Raise at:
 - River Drive & Mound (Village)
 - 3rd & LeClaire (Arsenal Access)
 - 2nd & Gaines (Centennial Access)
 - Two sections of Rockingham Rd.
- Marquette Safety Enhancements from 2nd to 4th
- Road Repair of West-Rockingham



3rd & 4th Rehabilitation

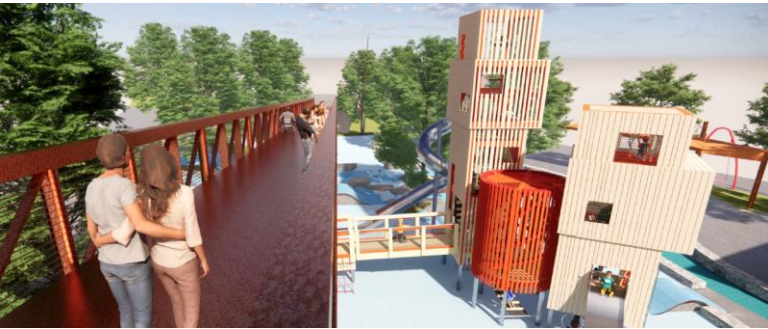


- **Third & Fourth Resurfacing – Harrison to Telegraph**
 - Total Cost: \$9.5M
 - ~\$7.3M funded through federal grant

- **Two-Way Conversion Project**
 - **Signal Upgrades**
 - River Drive to Marquette: \$2.9M
 - Marquette to Telegraph: \$400K
 - Leveraged \$2.5M of PROTECT Grant funding to make intersection improvements at 3rd & 4th Streets at River Dr.
 - DDP has committed \$700K towards the project

Destination Iowa: Total Cost: \$24 Million

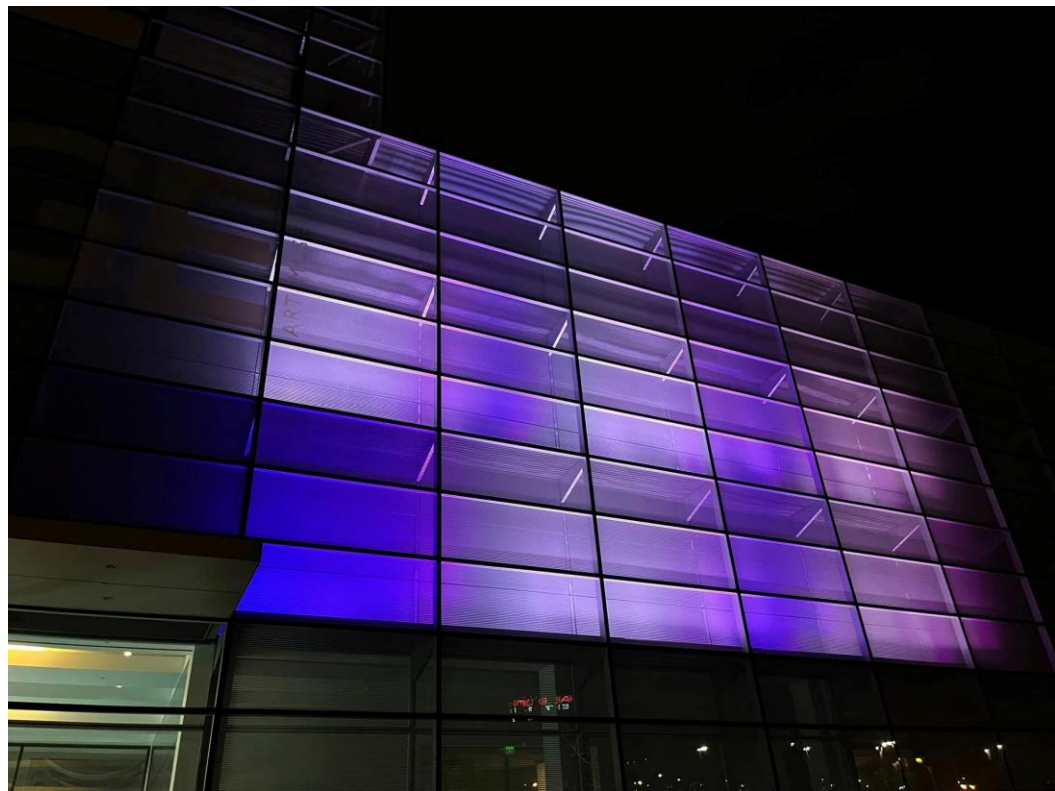
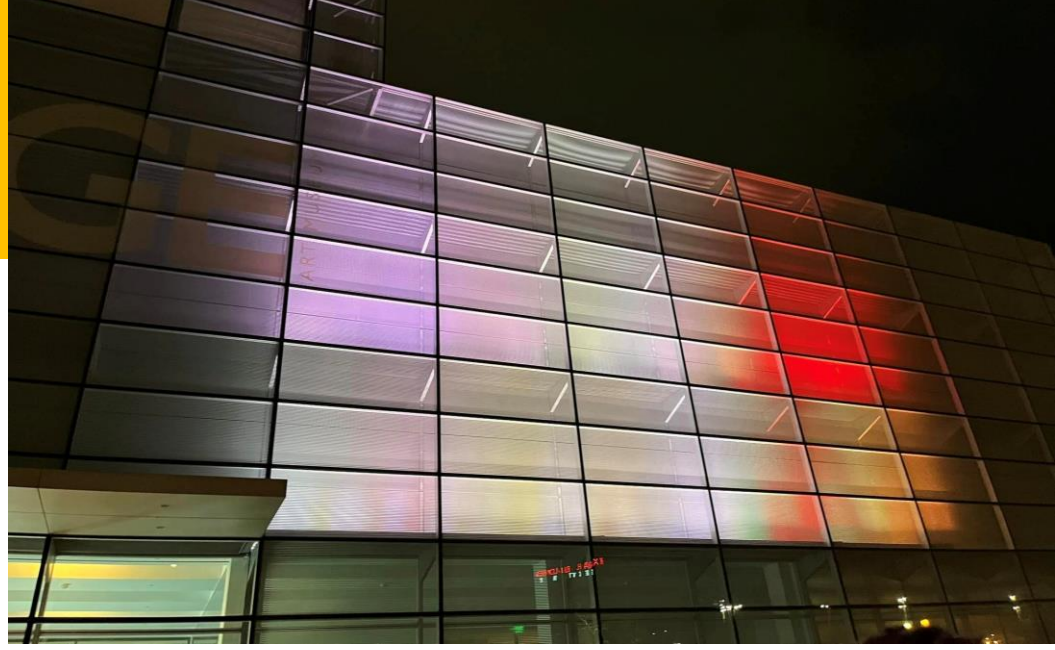




Main Street Landing: \$16M
(Destination Iowa Project)

Figge Museum: \$4M

~\$2.4M private investment
(Destination Iowa Project)



QUIET ZONES: \$3.5M

~Federal Grant Funding: \$2.7M

(Destination Iowa Project)



\$60M of Historic Public Infrastructure Investments to Celebrate

84% of total project costs are covered by grants and private investment, totaling **\$50.5M**

\$9.6M	Destination Iowa
\$16M	ARPA/CP Rail
\$3.1M	Private Investment
\$7.3M	Road Resurfacing Grant
\$1.4M	Community Project Fund
\$13.1M	Protect Grant



An aerial photograph of a city, likely St. Louis, Missouri, featuring a baseball field (Busch Stadium) situated on a riverbank. The stadium is surrounded by a parking lot and a walkway. In the background, there are various city buildings, a highway interchange, and a large parking lot. A red semi-transparent banner is overlaid on the center of the image, containing the text "Advocacy & Promotions".

Advocacy & Promotions

Government Policy & Advocacy

LOCAL, STATE, & FEDERAL

- IDA Federal Advocacy
 - Office & housing development tax credit
 - Public safety funding
 - Homeless assistance
 - Placemaking earmarks
- TIF policy
- Local complete streets infrastructure





DOWNTOWN MARKETING





Social Media & Web Stats

f 17,823

Instagram icon 8,728

Computer monitor icon 45,000
Web Visitors

29.8K hashtag impressions for
#DowntownDavenport



2023 Visitor Data

	Local traffic (0-49 MI)	Visitor traffic (50-4,169 MI)
Trips	4,697,223	532,787
Avg. Length stay	1 Day	1.5 Days

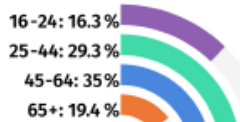


COMPETITIVE HOSPITALITY MARKET

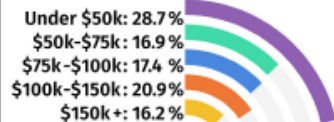
While Downtown's 431 hotel rooms represent around 16 percent of the city's total hotel supply, given their quality and competitive positioning, they capture, on average, **just under 23 percent of total citywide room revenue and hotel/motel tax revenue.**

Visitor demographics

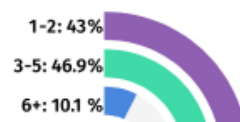
Age



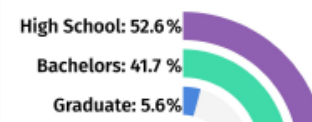
Income



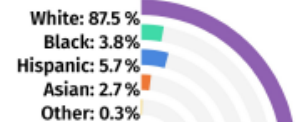
Household



Education Level



Ethnicity





PLACEMAKING ACTIVATIONS

D DOWNTOWN DAVENPORT PARTNERSHIP

HOT COCOA SIP N' SHOP

SATURDAY
FEBRUARY 24
1-5 PM

SUPPORTED BY
The Family Credit Union

DOWNTOWNDAVENPORT.COM



D DOWNTOWN DAVENPORT PARTNERSHIP

LEMONADE SIP N' SHOP

FREE

SATURDAY
JUNE 15
10AM-5PM





Holiday Display
CHALLENGE

PRESENTED BY
TBK BANK




HUNT FOR THE
Holiday Pickle!



DECK THE DOWNTOWNS

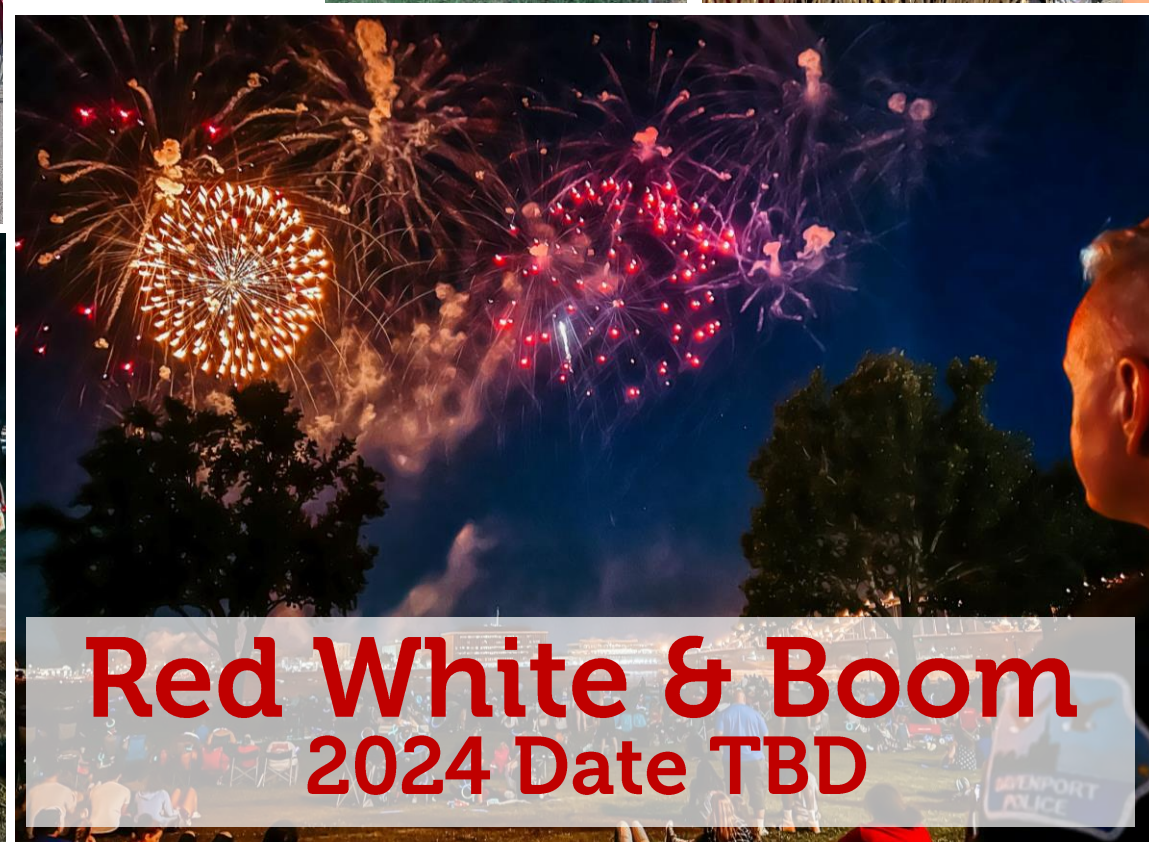
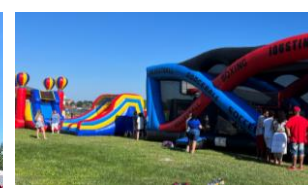
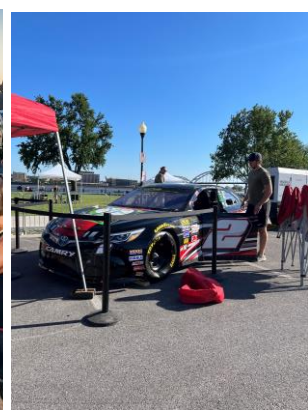
- 57 businesses engaged
 - 90+ regionally
- 22 artists engaged
- 300 locally made 3D pickles distributed
- \$1K+ gift card giveaways





SPONSORS:

- Rubberstamps.net
- TBK Bank
- Metronet
- The Family Credit Union
- Front Street Brewery
- Isle Casino Hotel
- MidAmerican Energy
- Rhythm City Casino
- City of Davenport
- Hupp Toyota Lift
- Bistate Barricades
- One Step
- Quad-City Times
- KLJB
- WHBF
- Townsquare Media



Red White & Boom

2024 Date TBD



2023: BixBRAI
2024: BIX 50TH



AUGUST 15-18, 2024
DOWNTOWN QUAD CITIES
alternatingcurrentsqc.com

**SEE THE NEXT BIG THING.
FIND YOUR COOL.**





WHAT ATTENDEES ARE SAYING

AC is making the humus that becomes the soil from which a vibrant city culture will grow. AC organizers are like earthworms!

This has the potential to become the Midwest's version of SXSW.

All the live music everywhere reminded me of Nashville

We loved having access to so many bands without worrying about how we will afford ticket prices.



2023 BY THE NUMBERS

- 47K Downtown Visitors
- 200+ ACTS/SCREENINGS/EVENTS
- 30+ SMALL BUSINESS STAGES
- 150+ LOCAL VENDORS
- \$355K ECONOMIC IMPACT



Alternating Currents Festival | Aug. 15-18, 2024
 Music + Film + Comedy + Art



An aerial photograph of a city, likely St. Louis, Missouri, showing a river (the Mississippi River) winding through the urban landscape. A baseball stadium is visible on the right side of the image. The sky is clear and blue. The text "LOOKING FORWARD" is overlaid in large, white, bold, sans-serif capital letters. A vertical white line is positioned to the left of the text.

**LOOKING
FORWARD**

n Davenport manholes



HELL OR HIGH WATER

Stick to the Plan

Davenport
2030
A Resilient City



Davenport
2030

DAVENPORT

Accepted by
Davenport City Council
February 2021

1. PLAYFUL, CONNECTED & PROTECTED

Invest and enhance downtown's public realm and create a more resilient riverfront

2. LIVABLE

Make downtown an attractive place for residents, families, and visitors

3. INNOVATIVE

Create an entrepreneurial ecosystem focused on attracting jobs, talent, inclusivity, and innovation

4. INCLUSIVE

Create a diverse, equitable, and inclusive downtown through the design and programming of the public realm, fostering a small business entrepreneurial ecosystem, and varied housing options

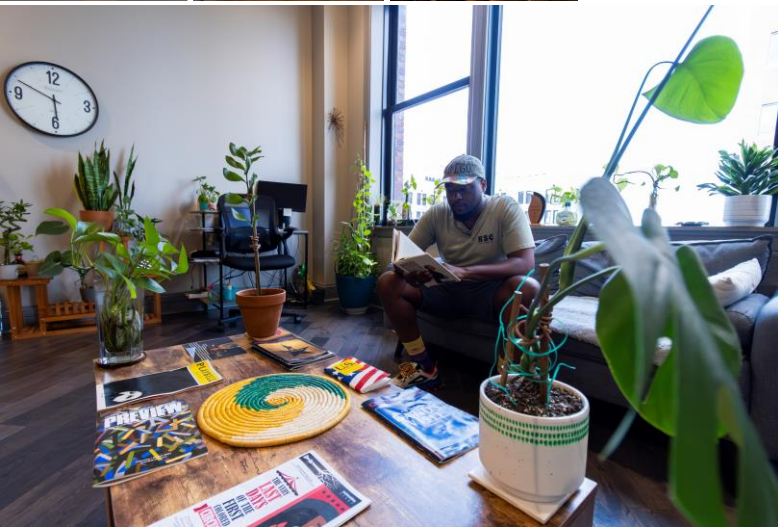
5. CELEBRATED

Define Downtown Davenport's identity and brand within the region as an unconventional, inclusive, and unforgettable destination

FY25 Marketing Initiatives



- Downtown QC Cribs video series
- Documentary production on downtown arts and culture scene via *Alternating Currents*
- Small business video features
- Vacant space highlights
- Storytelling through feature blog posts
- Influencer marketing
- Lifestyle campaign
- Downtown neighborhood branding study



Downtown Anniversaries



Mac's Tavern



TONITE FAIRGROUNDS
DAVENPORT
NITE MIDGET RACES

Motorsport Championship Event
30 OF MIDWEST'S
LAP CRACK DRIVERS
FOR MMARA MID-YEAR TROPHY
8:30 P.M. FINAL EVENT
Box Seats \$2. on 14th MARTIN
ADM. 51-CHEILDREN 50¢



MONDAY EVENING—THE DAVENPORT DEMOCRAT AND LEADER—JUNE 18, 1934.

Announcing the GRAND OPENING TUESDAY, JUNE 19th —of— MAC'S TAVERN

316 West Third St., Dav.—Formerly "Maehrs Cafe"

TOMORROW, Tuesday, June 19, Bill McLaughlin will open to the public of Davenport a new, beautiful, up-to-date tavern, located at 316 West Third street, (formerly Maehrs Cafe).

The interior has just been redecorated with booths and a large beautiful bar where you will be able to obtain your favorite glass of beer at a perfect temperature.

—Get the habit and select your noon-day plate lunches here—

—SPECIALS ON OPENING DAY—

FRIED CHICKEN	BAKED VIRGINIA	ROAST SPRING	ALSO LARGE VARIETY OF COLD Plate Lunches
MANESTRA 30c	HAM 30c	LAMB 30c	

The Above Plate Lunches Include Salad, Potatoes, Coffee, Bread and Butter

YOU WILL ALWAYS FIND

Schlitz on tap	RHEINGOLD & SAVOY BEER distributed by	BUDWEISER BEER —AND— ICE SERVICE
THE HALLIGAN CORP. —Distributors—	A. TIMMERMAN, Inc. 238 Wilkes Ave. Ken. 618	Davenport Ice & Coal Co.

RYAN Best Plumber on Earth 103 Brady St. Ken. 673

Enjoy the Best — Drink **PRIMA America's Finest** Otto Behrens, Dist. 931 W. 4th St. K. 2407

Here you get the highest quality meals at the lowest of prices.
CRESCENT MEAT MARKET 422 W. 2nd St. Ken 1060



MAC'S TAVERN
316 West Third Street
Davenport, Iowa

Enjoy the Best — Drink **PRIMA America's Finest** Otto Behrens, Dist. 931 W. 4th St. K. 2407

Here you get the highest quality meals at the lowest of prices.
CRESCENT MEAT MARKET 422 W. 2nd St. Ken 1060

America's Newest Amusement Sensation Now in Davenport!
"Joyce" The Voice in the Symphonola



5c For the Largest Glass of Beer in Town
This beer is made from pure malt and hops and pure Wisconsin spring water.

10c Per Pint
This beer is made from pure malt and hops and pure Wisconsin spring water.

W.M. McLAUGHLIN BUYS MAEHRS' TO OPEN TAVERN
Within 24 hours, night club operators will operate a new tavern at 316 West Third street. It is announced that the new place will be grandly furnished and equipped with the latest in modern bar and dining room. The place will be opened for the opening of the season at two o'clock on Tuesday, June 19th, and will be the center of the city's social life.

THE PRISON
SATURDAY, APR. 20
ALAN AND HIS ORCHESTRA
SUNDAY, APRIL 21
Special Feature Dance
—Music by—
Earl Hunt and His Orchestra

Easter Dance
AT
Mayville, Iowa
Sunday, April 21
Earl Hunt and His Orchestra

BINGO-TONIGHT
SATURDAY NIGHT
THE BARBER BEER
8:00 P.M. - 10:00 P.M.
JACK ANKERS
AND HIS ORCHESTRA
8:00 P.M. - 10:00 P.M.
W. W. WEAVER
8:00 P.M. - 10:00 P.M.
CHICKEN
8:00 P.M. - 10:00 P.M.

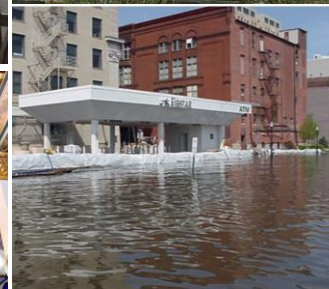
Listen to the World Series at Mac's Tavern
316 West Third Street
Enjoy a lot of...
Albert O'Brien's Famous Goulash and a Bottle or Six of Schlitz The Beer That Made Milwaukee Famous

US Bank Milestone

Photos submitted by: Jeff Heber



*Celebrating
"100" Years
1924 -2024*



Good News Vibes

Modern Woodmen Park voted 'Best Minor League Ballpark' for a second time



Modern Woodmen park competed with 20 other ballparks for this honor and were one of just four at the Single A or High A level ballparks that

DAVENPORT, BETTENDORF STUDENTS GIVE BACK TO THEIR COMMUNITIES THROUGH BIKE RACKS PROJECT

September 07, 2023



DESTINATIONS UNITED STATES IOWA
My 10 Favorite Restaurants To Experience In Davenport, Iowa
ROBIN O'NEAL SMITH

Finding a place for people to call home | Pay It Forward

Chris Dunn has devoted his life to helping others experiencing homelessness and supporting their journey to finding a place to call home.

LOCAL NEWS

First concert since 2010 at newly renovated Capitol Theatre in Davenport

by: Jackson Rozinsky
Posted: Sep 13, 2023 / 08:06 AM CDT
Updated: Sep 13, 2023 / 09:22 PM CDT



Five years after flood barrier breach, Davenport's 'Motor Row' stages a comeback

Sarah Watson, Gretchen Teske May 8, 2024 0

Cigar lounges burn a business niche in the Quad-Cities

TOP STORY EDITOR'S PICK

Gretchen Teske Dec 28, 2023 0

FEATURED TOP STORY EDITOR'S PICK

Student-run restaurant, The Lemonade Stand, to open in Davenport's Redstone Building

Gretchen Teske Feb 23, 2024 0

Enjoy movies under the stars at The Last Picture House's new rooftop lounge

The lounge features a full bar, fire pit and seating with a river view.

Trolley Pub brings rolling parties back to Davenport

COMMON CHORD CELEBRATES 20TH ANNIVERSARY

JUNE 5, 2024

"More Music, More Community" is organization's motto

Read More



Good News Vibes

Chocolate Manor is at Hy-Vee.
May 7

The Devil's Glen Hy-Vee in Bettendorf just purchased their first batch of my milk chocolate English toffee! 🍫 (The toffee is near the Hallmark cards).

Getting our English toffee into grocery stores has always been a goal for me- I'm so happy to finally have it come to fruition.

#bettendorphyvee #bettendorfiowa #hyvee #shoplocal #mysmallbusiness #familybusiness #toffee



City of Davenport Government
Favorites - 2 cays ago

Yesterday turned out to be a wonderful celebration! The weather was beautiful, the performances were powerful, the river views were great, and the turn out from the community was fantastic 🥰

Up next: BYOB Brass will be performing Thursday, June 27.

Visit davenportiowa.com/riverfront for full lineup and details.



Reels

306 likes

9 comments

77 shares

raccoonmotel

THE ABSOLUTE LEGEND @themikeviola ...

Liked by kdale63_ and 305 others

trashcanannie78
Trash Can Annie - Vintage, Styling, Photograp...

kiefersutherland

Liked by kdale63_ and 362 others

trashcanannie78 Thank you @kiefersutherland for taking the time to stop in @trashcanannie78 today while I was outtina together my IG post for... more

Reels

themellisachurch Follow

Basically, all of #downtowndavenport was covered in performances, artists, small businesses, and everything in-between.

If I shared how much fun I had today, it would be around 10 hours long because that's how long I was at #AlternatingCurrents today.

I'm kicking myself for not going before. Seriously #QC, it's a great way to rediscover your hometown. I had an absolute blast. ...except for my feet. I walked about 8 miles today and was not really prepped for it.

alternatingcurrentsqc and 3 others commented

Lady Set - More Than Alive

Davenport, IA

lopiezpizza
LoPiez

Liked by moellernights and 300 others

lopiezpizza All the Lopez brothers are in heaven. Our childhood role models are eating our pizza! How freaking awesome is that!!!! Thanks to @marcusbuffbagwell and @realmickfoley for stopping by eating pizza, and watching wrestling with us. Truly a dream come true!!!!

visitquadcities

34 likes

visitquadcities We are excited to be back in the office!

kryptic_trades
Davenport Riverfront

Liked by meandbilly, purplepressstudio and 149 kryptic_trades // Baby's first mural (projecting/sketching stencil) - Wow!

Story: I was offered the opportunity to submit a design for a mural-painting event to take place

thelastpicturehouse
The Last Picture House

Liked by alternatingcurrentsqc and 303 others

thelastpicturehouse The Last Picture House welcomed its first visiting filmmaker, Geoff Marslett, who presented his mind-bending film QUANTUM... more

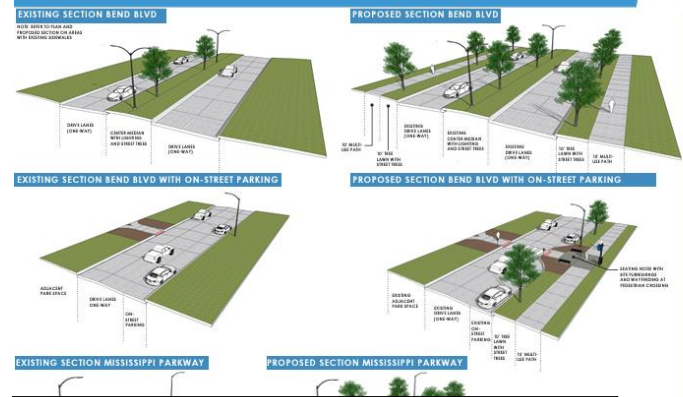
QC PLACEMAKING



THE BEND SECTIONS

- EXISTING CONDITIONS:
- 2 LANE ROAD
 - 4 LANE ROAD
 - GRASS MEDIAN
 - STREET LIGHTS
- PROPOSED CONDITIONS:
- BEND BOULEVARD
- 10' MULTI-USE PATHS
 - ENHANCED CROSSWALKS
 - SEATING NODES
 - PAVERS
 - CANOPY TREES
 - FLOWERING TREES
 - WAYFINDING SIGNS
 - WASTE RECEPTACLES
- PROPOSED CONDITIONS:
- MISSISSIPPI PARKWAY
- 6' SIDEWALKS
 - STREET TREES
 - ENHANCED CROSSWALKS

THE BEND STREETSCAPING IMPROVEMENTS



East Moline awarded nearly \$24 million to connect downtown, the Bend and Rust Belt
 Grace Kinnicutt | Updated Jun 7, 2023

Federal funds, post-pandemic trends help Illinois Quad-Cities reimagine downtowns

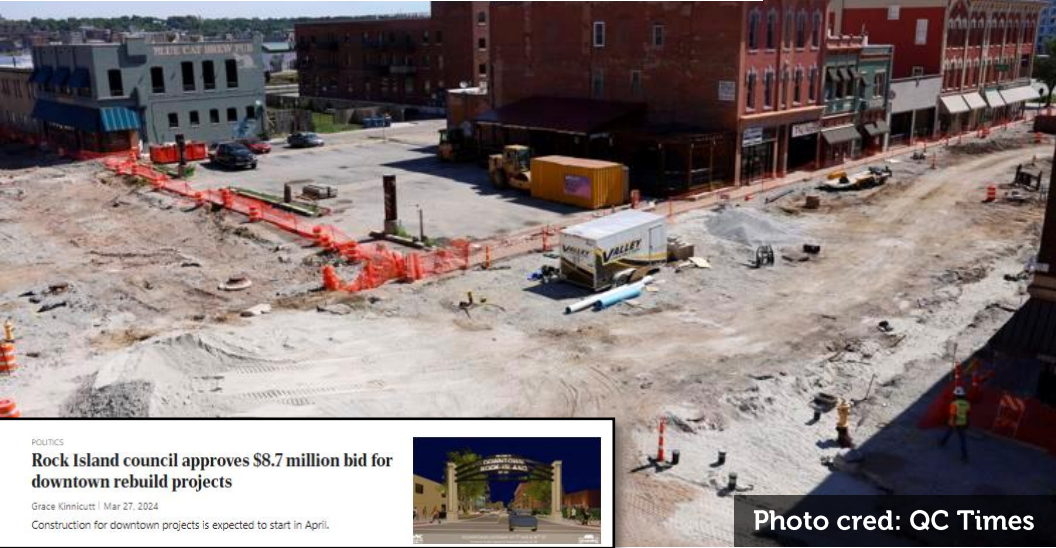


Photo cred: QC Times

POLITICS

Rock Island council approves \$8.7 million bid for downtown rebuild projects

Grace Kinnicutt | Mar 27, 2024
 Construction for downtown projects is expected to start in April.



POLITICS

Draft plans for Moline's riverfront shows two options for adaptive reuse of KONE tower

Grace Kinnicutt | May 13, 2024
 One of the two concepts has an observation room at the top of the KONE tower.



LOCAL NEWS

Urban park takes root under the I-74 bridge in Bettendorf

Alma Gaul | Updated Nov 5, 2023
 People driving the entrance and exit ramps at Interstate 74 in Bettendorf may have noticed some unusual activity under the elevated highway.



LOCAL NEWS

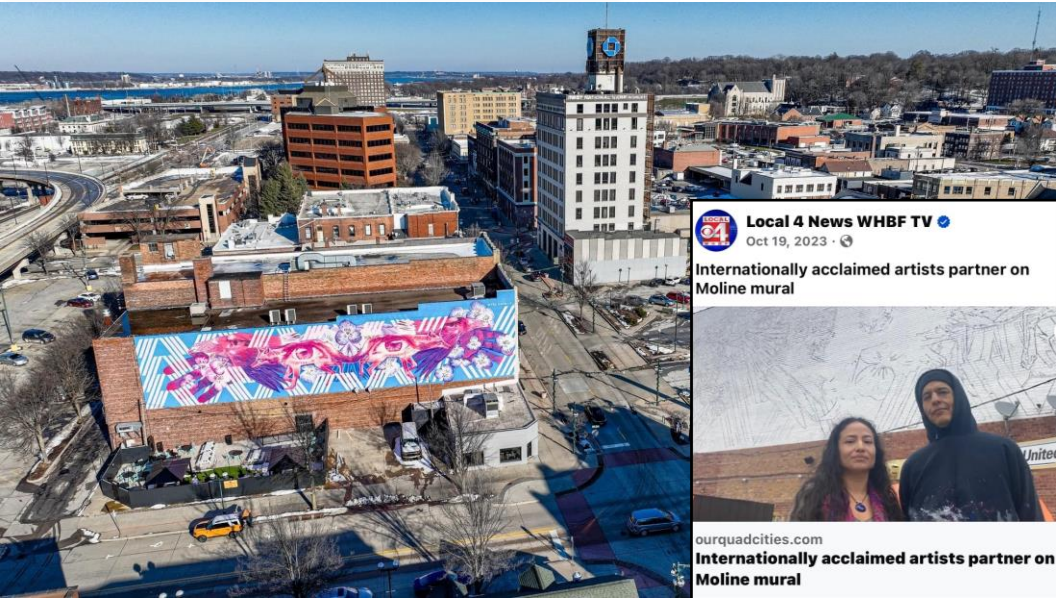
Without grants, Bettendorf considers \$11 million in bonds for pedestrian bridge near TBK Sports Complex

Sarah Watson | Dec 10, 2023
 The city of Bettendorf is looking to push forward with a pedestrian bridge to connect development areas near the TBK Bank Sports Complex.



288 new apartments going up in Bettendorf near TBK Bank Sports Complex

Gretchen Teske | May 2, 2024



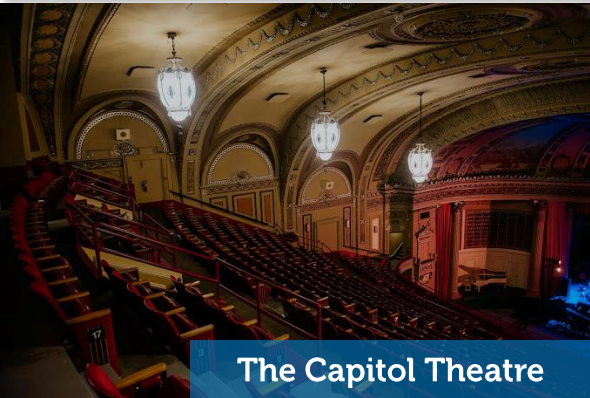
Local 4 News WHBF TV
 Oct 19, 2023

Internationally acclaimed artists partner on Moline mural

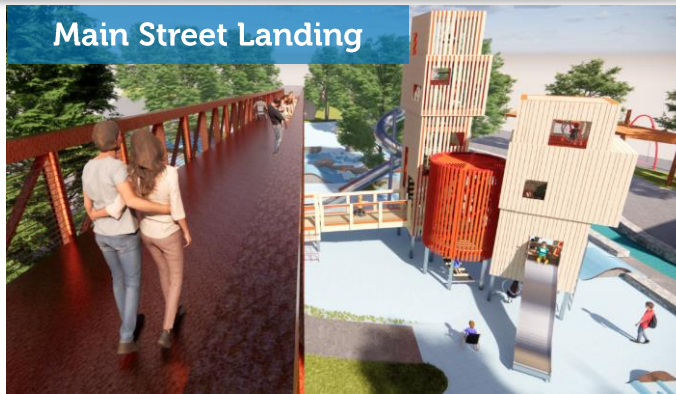


ourquadcities.com
 Internationally acclaimed artists partner on Moline mural

The Vision



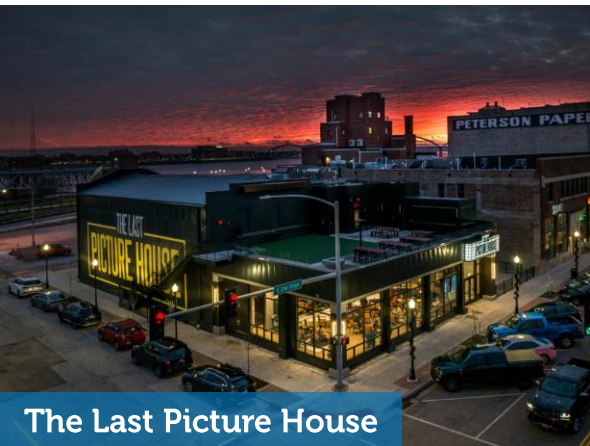
The Capitol Theatre



Main Street Landing



Former YMCA site/West-side development



The Last Picture House



Riverfront/FHFM Connectivity



Main Street/Central Progress



Great River Brewery



Grand Transportation Center



Street Reconfiguration

Words of Wisdom

On his expected role as a leader in development, he says: "I'm not riding in on a white horse. I don't have all the answers. Downtown development is a process that takes public and private cooperation. I see myself as the glue that holds it all together."

1993, QC-Times



Gene Meeker



The Big Idea

“Without a strong and inclusive central heart, a city tends to become a collection of interests isolated from one another.

It falters at producing something greater, socially, culturally, and economically, than the sum of its separated parts.”

- Jane Jacobs

Thank You!

