



2020 ANNUAL MEETING

THE MEETING WILL START SHORTLY



MIKE POSTER

CHAIR, DDP



DDP BOARD OF DIRECTORS 2019-2020

Tim Baldwin | Front Street Brewery
Jayne Behal | Lee Enterprises
Bruce Berger | City of Davenport
Damon Colvin | CBI Bank & Trust
Ken Croken | Scott County Board
Kathy Daily | RSM
Kyle Day | Lane & Waterman
Joe Erenberger | Y & J Enterprises
DJ Glasgow | US Bank
Kelli Grubbs | Victory Enterprises
Joe Kubly | Quad Cities River Bandits
Mo Hyder | Rhythm City Casino
Jennifer Kakert | Financial District Properties
Ben Keith | MidAmerican Energy
Gwendolyn Lee | Endless Brews
Dawn Lehnert | Great Revivalist Brewery
Brad Martell | Scott County Y

Henry Marquard | Genesis Health System
Marion Meginnis | 3rd Ward Alderwoman
Matt Mendenhall | Regional Development Authority
Christine Ostrowski | Restoration St. Louis
Rick Palmer | Adler/Rivercenter
Candy Pastmak | Pastmak Law Firm
Mike Poster | St. Ambrose University
John Ruhl | Ruhl Commercial
Paul Rumler | Quad Cities Chamber
Cris Ryder | Exit Realty
Corri Spiegel | City of Davenport
Pete Stopulos | Ruhl Commercial
Tom Terronez | Terrostar/Medix
Jim Thomson | Landmark Properties & Unimpaired
Barry VanBlaricom | Davenport Electric Company
Dana Wilkinson | Paragon Commercial Interior



KYLE CARTER

EXECUTIVE DIRECTOR, DDP

WE ARE RESILIENT



AGENDA



SSMID OVERVIEW



2019-2020 RECAP



COVID-19 RESPONSE



MASTER PLAN

WHO WE ARE & WHAT WE DO

PLACE MANAGEMENT { PLACEMAKING }



Regional Role



Self-Supporting Municipal
Improvement District (SSMID)

AKA: Business Improvement District

WHAT IS PLACE MANAGEMENT?



BUSINESS & ECONOMIC GROWTH

Strategic Planning
& Partnerships

Financial Assistance

Business Retention &
Recruitment

Business Intelligence

Leverage Right Blend
of Development

Networking

INFRASTRUCTURE & LIVABILITY

Clean, Safe &
Welcoming

Complete Streets

Public Space
Maintenance

Riverfront

Public Art

Residential Support

ADVOCACY & PROMOTION

Government &
Policy Advocacy

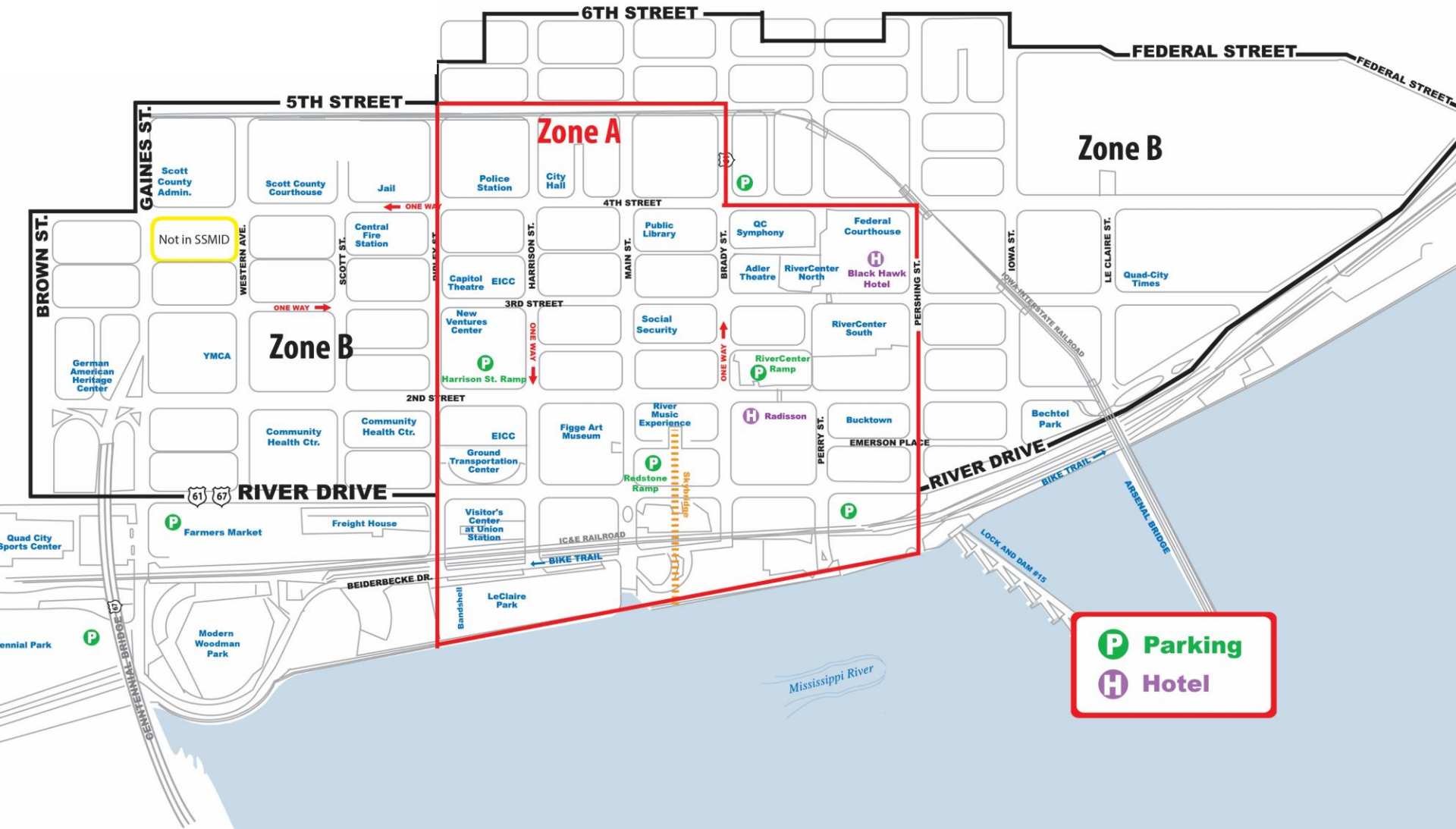
Destination
Marketing

Events & Festivals

Business Promotion

Leverage Arts &
Culture Assets

SSMID MAP





STAFF



KYLE CARTER
EXECUTIVE DIRECTOR



ALISHA ESPEY
PROGRAM DIRECTOR



JASON GILLILAND
DIRECTOR OF EVENTS

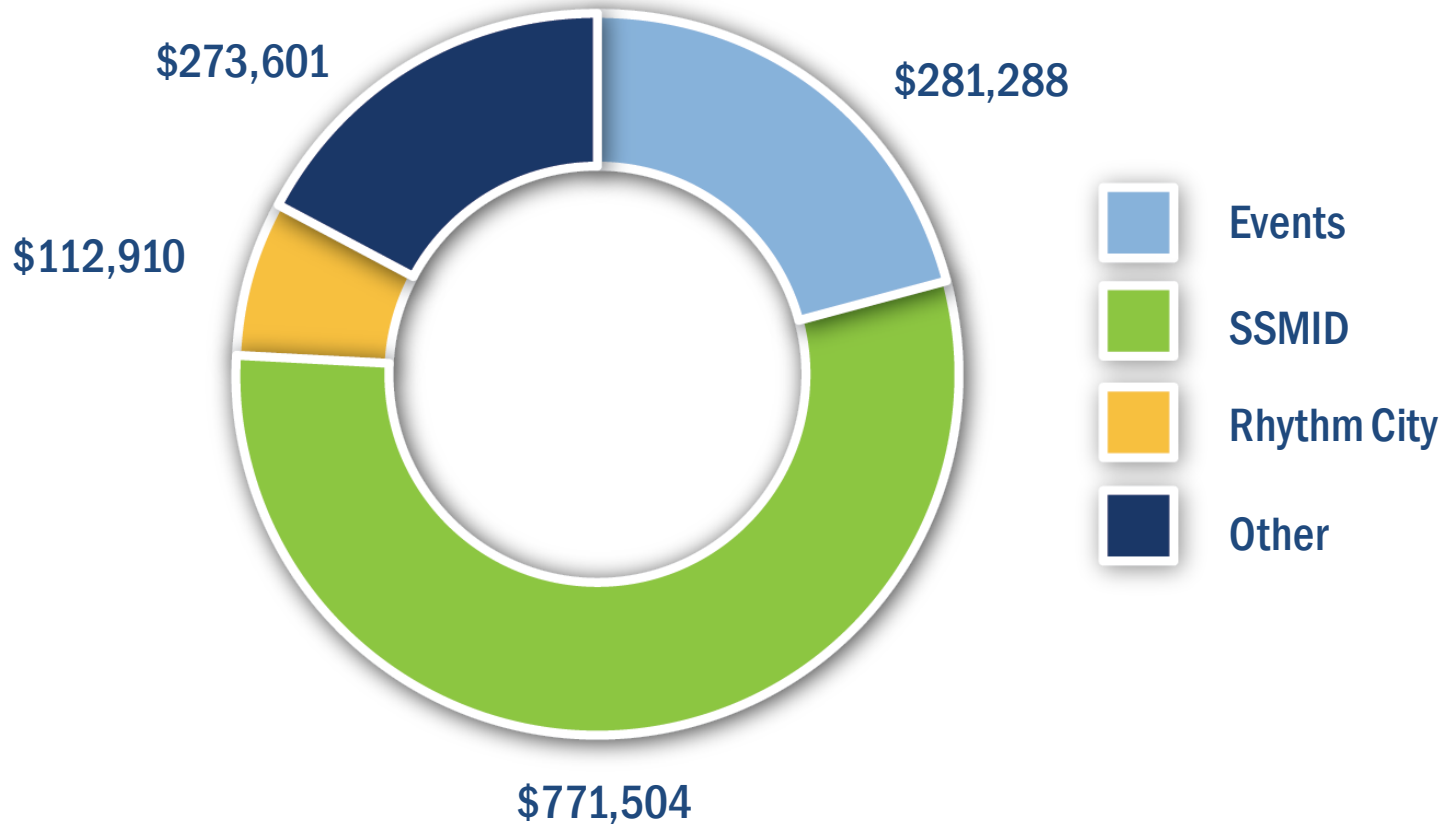


TONY BEHNCKE
OPERATIONS MANAGER



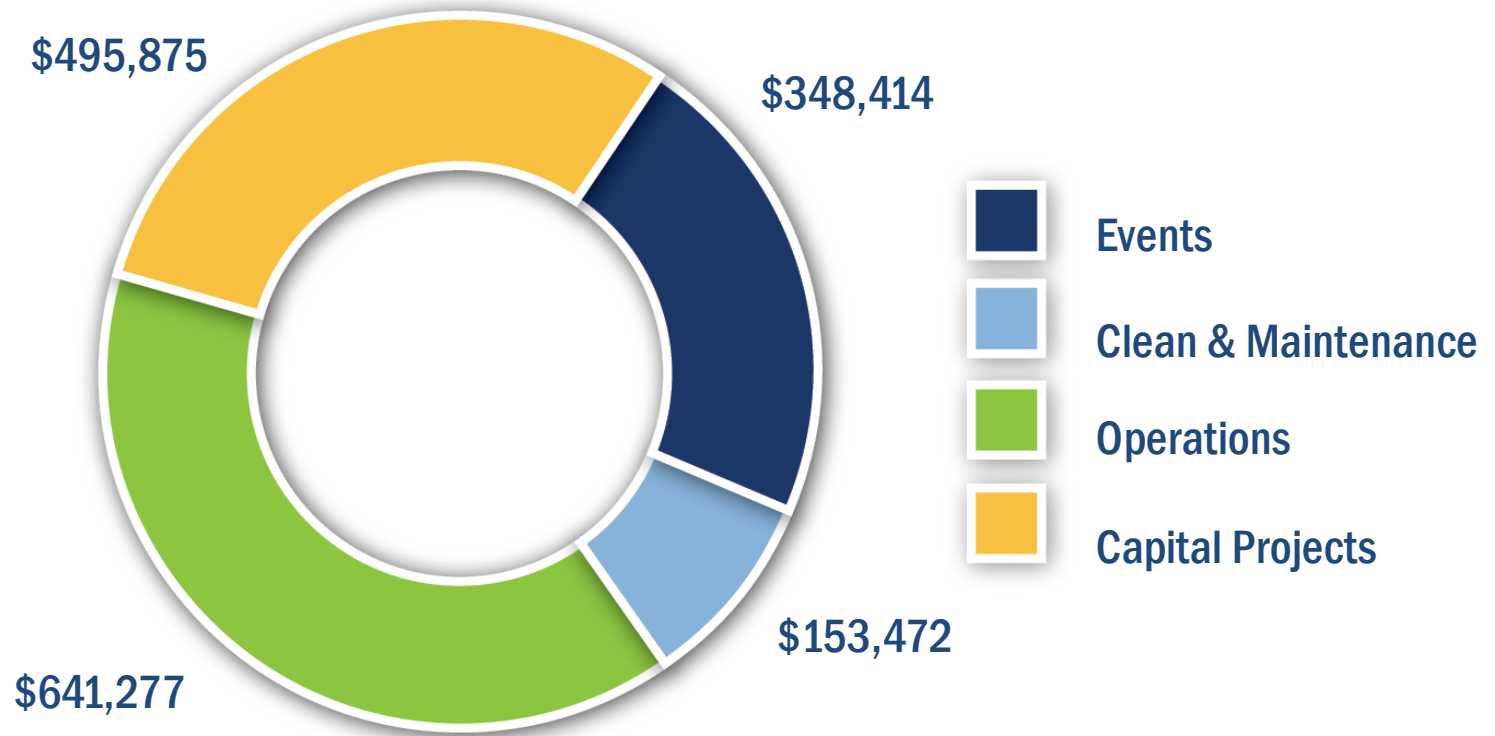
DDP 2019-20 INCOME

{ AS OF JUNE 19, 2020 }



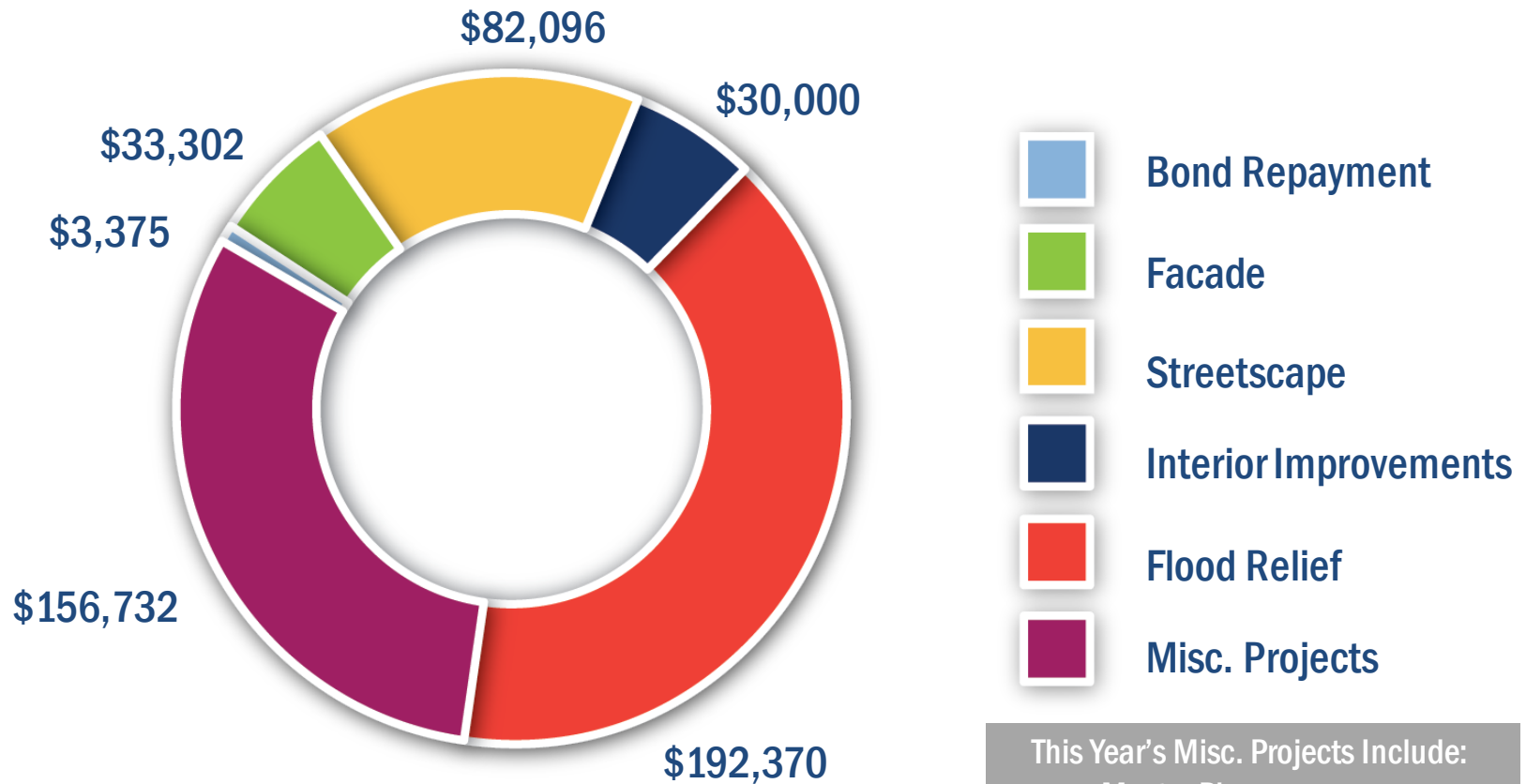
DDP 2019-20 EXPENSES

{ AS OF JUNE 19, 2020 }



DDP 2019-20 CAPITAL EXPENSES

{ AS OF JUNE 19, 2020 }



This Year's Misc. Projects Include:

- Master Plan
- Housing Study
- Historic District Application

DOWNTOWN INVESTMENT



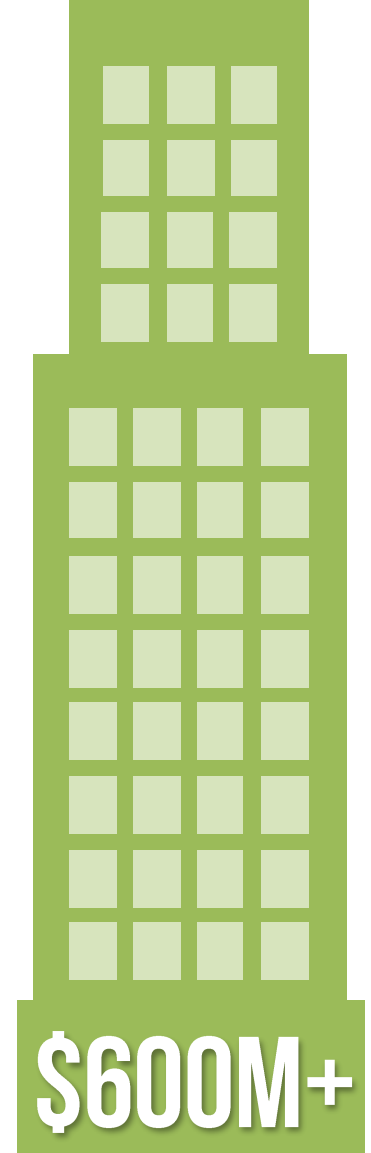
COMPLETED
PROJECTS
2020-2021



UNDER OR PENDING
CONSTRUCTION



PLANNED
PROJECTS



INVESTED SINCE
2000



FLOOD PLANNING



- Engineering firm HR Green hired for City floodplain study
- Phased project includes public engagement leading to engineering solutions for each specific corridor of riverfront
- Master Plan will reflect pending results, remain flexible
- Corp. of Engineers recommendations in place for Hescos
- All 2019 DDP and Grow QC Grants (400K+) distributed



12 COMPLETED PROJECTS



Hiberian Hall



Abernathy's



Medix Dental IT



Pigott



Bray Architects



CraftedQC



Theo & Co

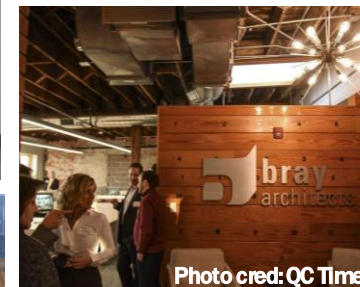


Photo cred: QC Times



Skybridge



Flex Lot

TOTAL: \$7.5+ MILLION

NEW, RETAINED, EXPANDED/PENDING BIZ



Abernathy's	PhotoFROG
Cookies & Dreams	Pigott
CraftedQC	Ragged Records
Doodad's	Rock River Family Office
Fairest Photos	Stompbox Brewery
Fatsacks	Tacobar
Gentlemen's Barbershop & Shave Parlor	The City Church
Great Revivalist Brewery	The Underground Economy
Habano Cigar Lounge	Theo & Co.
Medix Dental IT	Trash Can Annie
Miss Phay Cafe	Unimpaired
Pedal Pub Quad Cities	Yolked



Tacobar



Stompbox Brewery



Pigott



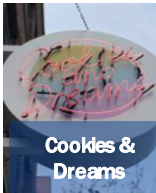
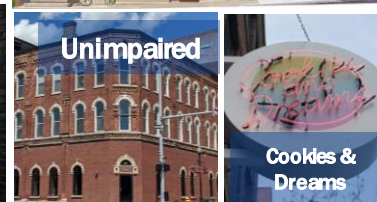
City Church | Photofrog
| Fairest Photos



Gentlemen's Barbershop

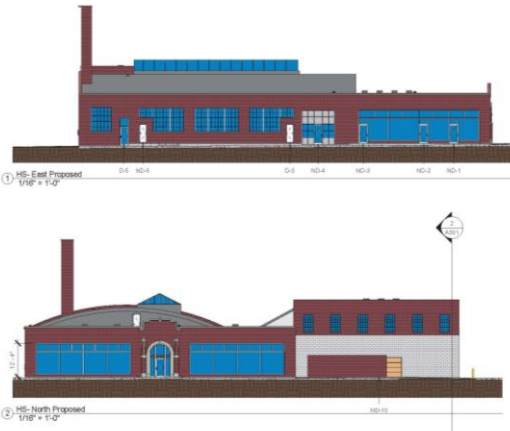
14 PROJECTS

UNDER/PENDING CONSTRUCTION



TOTAL: \$48+ MILLION

20 PLANNED PROJECTS (BIG & SMALL)



TOTAL: \$70+ MILLION

DDP LEVERAGING PRIVATE INVESTMENT



509/515 Ripley

FACADE IMPROVEMENT GRANTS

- 6 PROPERTIES
- TOTAL GRANT FUNDING AWARDED



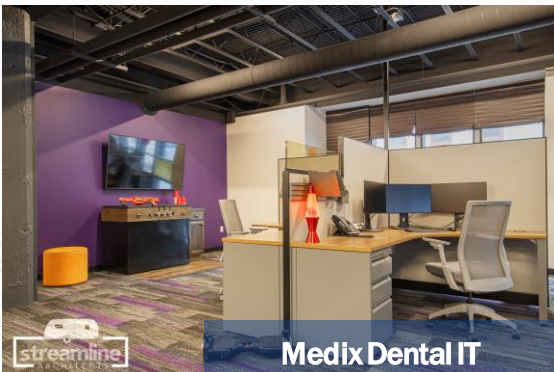
\$55K+

TOTAL LEVERAGED PRIVATE INVESTMENT:



\$166K+

DDP LEVERAGING PRIVATE INVESTMENT



Medix Dental IT

COMMERCIAL INTERIOR IMPROVEMENT GRANTS

- 4 BUSINESSES/PROPERTIES
- TOTAL GRANT FUNDING AWARDED

 \$40K+

TOTAL LEVERAGED PRIVATE INVESTMENT

 \$694K+

2020 HOUSING REPORT



1,527

TOTAL HOUSING UNITS DOWNTOWN



- Partnered w/ all QC downtowns for region-wide study
- Davenport market entering competitive phase
- Occupancy 89-90%, down as a result of 2019 Flood
- Demand remains for market-rate housing which meet key criteria
- QC Housing Cluster: affordable housing resources
- Support Humility of Mary & Winter Shelter Programs

Complete regional market data and housing developer recommendations available at DowntownDavenport.com

OPERATIONS CREW



NEW CITY PARTNERSHIP RAISING THE BAR

*Now serving
downtown
seven days
a week!*

New responsibilities include:

- ✓ Parking ramp cleaning
- ✓ Daily trash pickup
- ✓ Skybridge cleaning
- ✓ Pocket park maintenance
- ✓ Ad-hoc work (i.e. parking cones, parades, etc.)



COMPLETE STREETS



- ✓ Design Guidelines and Specs Updated ('18)
- ✓ Streetscape Resolution Passed, Public/Private Policy Created
- ✓ Light Pole Upgrade Policy Passed ('18)
- ✓ LED Lightpole Construction Nearly Complete
- ✓ Parking Study Completed
- ✓ Vault Policy Created; Streetscape Resolution Updated
- ✓ Electrical Grid Upgrade Planned
- ✓ 4th & Brady Streetscape Complete
- ✓ 3rd & Brady Streetscape Underway
- ✓ Kaiserslautern Square
- ✓ E. 2nd Street, Main Street, E. 3rd Street Corridors Planned

3RD & 4TH TWO-WAY STREETS PUBLIC PRIVATE PARTNERSHIP



DDP Committed
\$70K per year
for project

- Critical Infrastructure for Future Improvements
- Corridor from E. River Drive to Marquette Streets
- Included in FY22-23 City Capital Improvement Budget
- DDP Committing Annual Funds to Pay Down Bond w/ City



GOV. POLICY/ADVOCACY

LOCAL

- SSMID Funding (State & Local)
- City Services Agreement (Maintenance)
- 2-Way Streets C.I.P. Budget Allocation
- Vault Streetscape Policy
- Downtown Parking Study
- Regional Opportunity Zone Prospectus
- Outdoor Dining & Curbside Policy

STATE & FEDERAL

- COVID Financial Recovery for Small Businesses
- 2nd National Historic District Nomination
- Iowa SSMID Network
- State/Federal Historic Tax Credits



SOCIAL MEDIA & WEB STATS

f 15,753

i 6,999

↓ 20,564
WEB VISITS

22,100+ **HASHTAG IMPRESSIONS FOR**
#DOWNTOWNDAVENPORT





MULTI-LAYERED CAMPAIGN



Build your perfect day
DowntownDavenport.com



Build your perfect day
[DOWNTOWNDAVENPORT.COM](http://DowntownDavenport.com)



Build your perfect day
DowntownDavenport.com



GO
DOWNTOWN!

THIS CAMPAIGN IS MADE POSSIBLE FROM IN-KIND SUPPORT FROM:

OnMediaSM
Targeted TV+Digital Advertising

Quad-City
Times[®]

RW&B, STREET FEST, ICESTRAVAGANZA





ALTERNATING CURRENTS FESTIVAL | AUG. 27-30, 2020

MUSIC + FILM + COMEDY + ART



COVID-19 RESPONSE



SURVIVAL



STABILIZATION



RECOVERY



PHASE 1: SURVIVAL

FINANCIAL ASSISTANCE

ADVOCACY

BUSINESS PROMOTIONS

BUSINESS RESOURCES





PHASE 1: SURVIVAL

Support Local Businesses Without Leaving Your House

- ✓ Buy gift cards to use later
- ✓ Shop locally online
- ✓ Order food for delivery or takeout from local restaurants
- ✓ Donate online to local charities
- ✓ Rate businesses you love with
- ✓ Keep paying for your memberships and subscriptions
- ✓ Ask a business owner what you can do to help
- ✓ Stay positive!

Bonus points: Like, share and post on social media; the extra virtual love is much appreciated!



REOPENING YOUR BUSINESS IN THE AGE OF COVID-19 TOOLKIT

SPONSORED BY



SHIVEHATTERY
ARCHITECTURE+ENGINEERING



QC LOCAL
CHALLENGE
Social Distancing Edition



**DOWNTOWN
DAVENPORT
DRIVE-THRU**

**SATURDAY,
MAY 9,
1-4 PM**



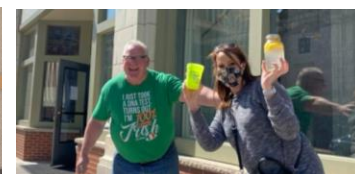


PHASE 2: STABILIZATION

FATHER'S DAY EDITION!

 **DOWNTOWN
DAVENPORT
DRIVE-THRU** 

SATURDAY, JUNE 20, 1-4 PM



COVID-19

**BUSINESS
RECOVERY
PACKAGES**

PHASE 3: RECOVERY AND GROWTH



NEAR TERM POST-COVID GOALS

1. Promote near-term and long-term **recovery** strategies
2. Focus on the **economy and experience** of downtown
3. Reinforce structures of **community resilience** for those most in need
4. Build a path to **reinvestment** and future growth, while leveraging state and federal recovery dollars

6-18 MONTHS

Recover to pre-COVID
baseline

1-3 YEARS

Come out of this running

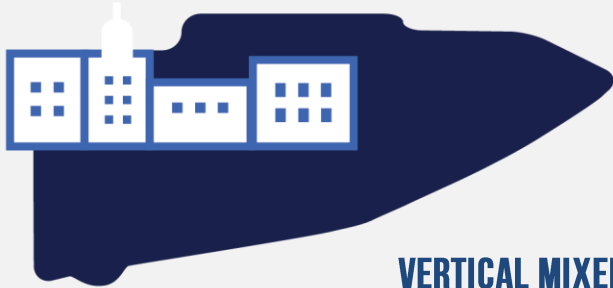
3-5 YEARS

Aspirational Goals

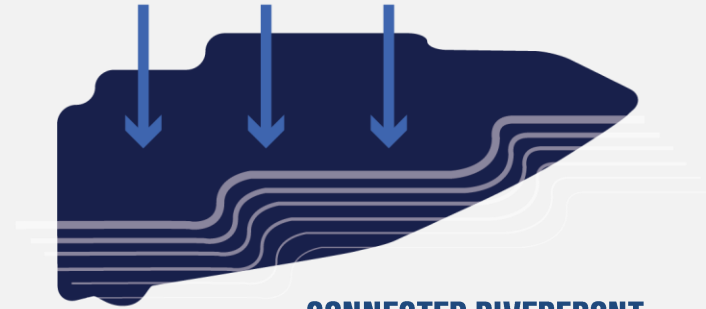
NEW MASTER PLAN



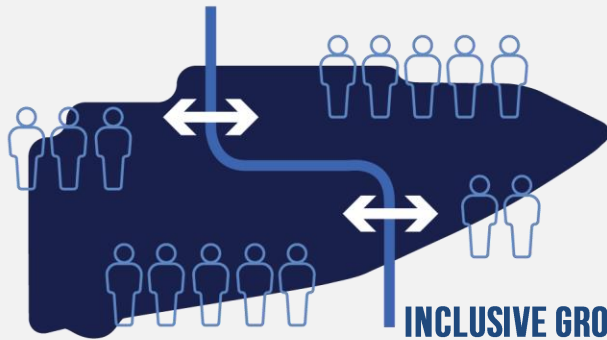
MASTER PLAN THEMES



VERTICAL MIXED-USE CENTER



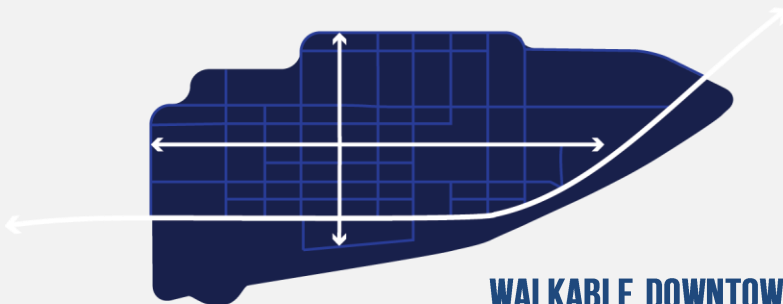
CONNECTED RIVERFRONT



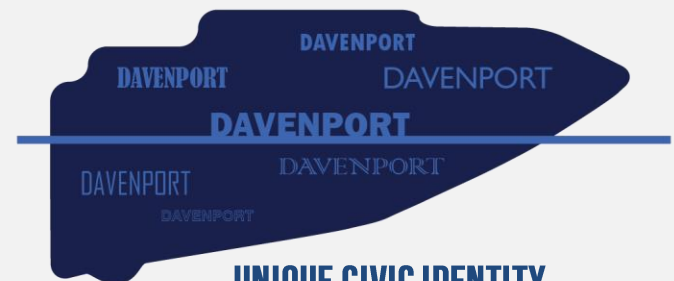
**INCLUSIVE GROWTH
DIVERSITY, EQUITY, INCLUSION**



FIVE DOWNTOWNS, ONE REGION



WALKABLE DOWNTOWN



UNIQUE CIVIC IDENTITY

LONG TERM GOALS



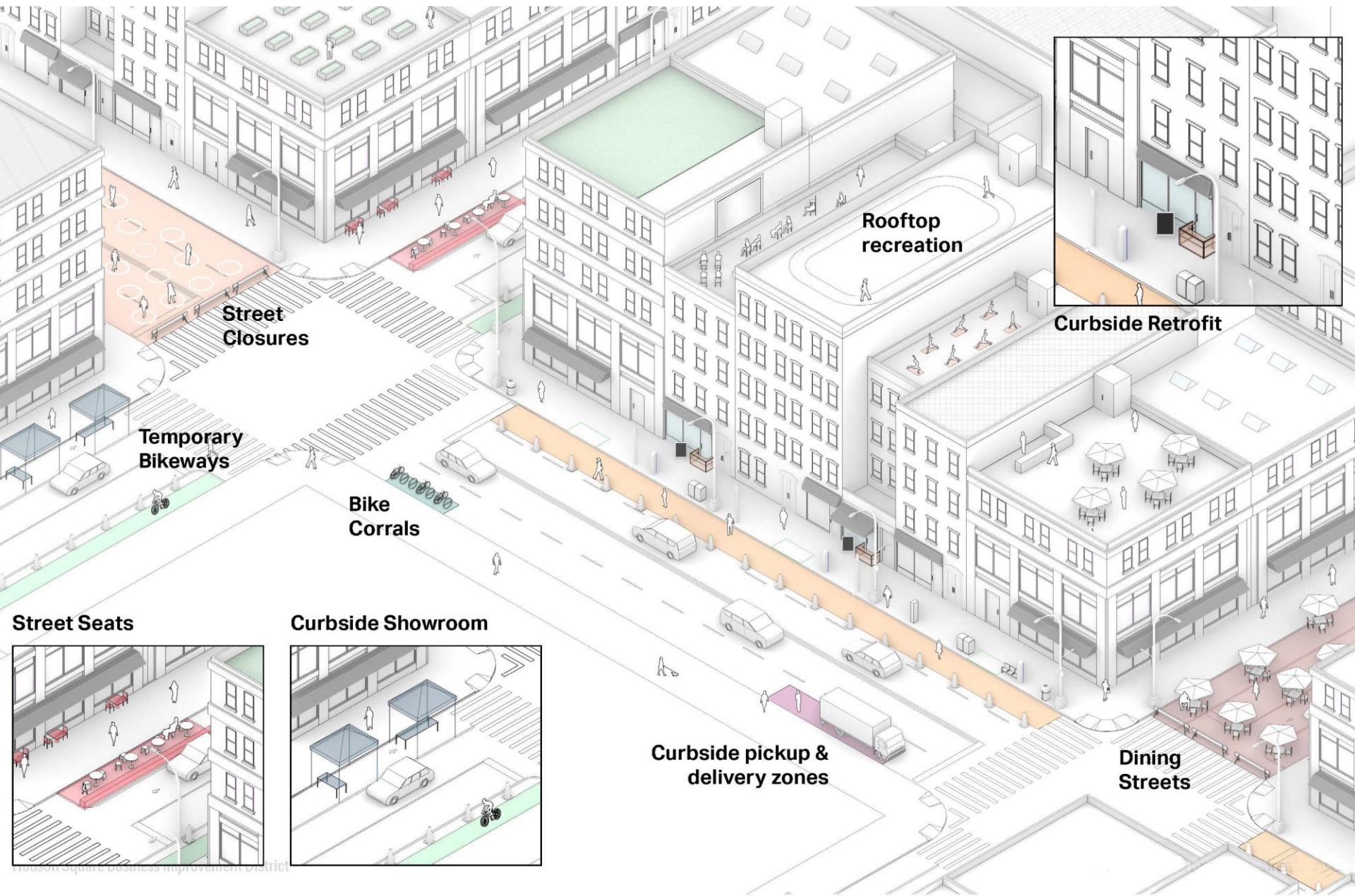
- ✓ Create **vision for future investment** to incentivize and direct growth
- ✓ Build **right blend of development with alignment of city flood engineering study**
- ✓ Explore **perceptual and physical integration** of adjacent neighborhoods and riverfront
- ✓ Leverage **arts and cultural** assets
- ✓ Enhance **historic and district character**
- ✓ Emphasize **street level activation** through placemaking and development
- ✓ Create an authentic **sense of place**

We are **here.**

MASTER PLAN PROGRESS



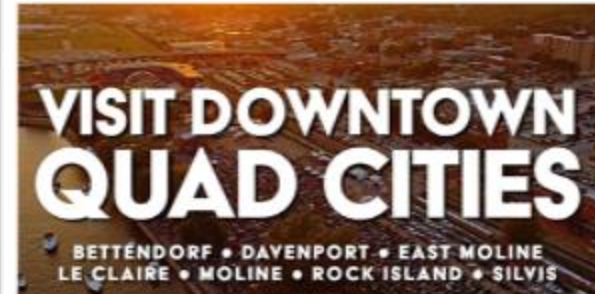
CREATIVE IDEAS





REGIONAL DEVELOPMENT

- QC-Wide Downtown Meetings
- Regional Housing Study
- Downtown Video Project
- Iowa SSMID Network
- I-74 Corridor Construction
- Flood Management Discussions



YOUR IS VOICE NEEDED

This is YOUR Downtown.
Tell us what you would like to see in the neighborhood!

Downtown Survey Coming Soon!
Share your thoughts at www.downtowndavenport.com.





BUILD FOR THE FUTURE

“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



LET'S TALK

A nighttime photograph of a city skyline. In the foreground, a modern cable-stayed bridge with white pylons and blue lights spans across the frame. Behind the bridge, a large, multi-story building with a clock tower is illuminated. To the right, another building features a sign that reads "GBI Bank & Trust". The scene is lit with various city lights, and the sky is dark.

THANK YOU

We appreciate your downtown investment and we are eager to tackle the challenges and opportunities ahead.