



2025 ANNUAL MEETING

The meeting will begin shortly



Special thanks to event sponsor: Ruhl & Ruhl REALTORS





Tim Baldwin
Board Chair, DDP

DDP Board of Directors 2024-2025

Tim Baldwin | Front Street Brewery

Bruce Berger | City of Davenport

Dan Bush | Bummer City Inc.

Tiphonie Cannon | Tiphonie's

Nicole Cline | Estes Construction

Damon Colvin | CBI Bank & Trust

Tate Featherstone | Gallagher Insurance

Amy Gill | Restoration St. Louis

DJ Glasgow | US Bank

Kelli Grubbs | Victory Enterprises

Derick Hofer | MidAmerican Energy

Mo Hyder | Rhythm City Casino

Jennifer Kakert | The Vault

Mark Kilmer | The Republic Companies

Joe Kubly | Quad Cities River Bandits

Brad Martell | YMCA

Doug Maxeiner | City of Davenport

Marion Meginnis | 3rd Ward Alderwoman

Matt Mendenhall | Regional Development Authority

Wendy Meyer | Lane & Waterman

Randyl Mohr | Chocolate Manor

Candy Pastrnak | Pastrnak Law

Tom Piehl | Y&J Properties

Colleen Porter | Rock River Family Office

Jennifer Randazzo | Palmer College of Chiropractic

Don Richlen | Bank Building Investors, Ltd.

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







Place Management

Place Management Organizations deliver special services and activities within the boundaries of Business Improvement Tax Districts (SSMID)

DDP Misson 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

**Business Retention &
Recruitment**

Grant Funding

Strategic Planning

Technical Assistance

Business Intelligence

Networking

Infrastructure & Livability

Clean & Safe

Property Improvement

Placemaking Projects

Complete Streets

Walkability

Riverfront Beautification

Public Art

Residential Support

Advocacy, Promotion & Events

**Marketing &
Communications**

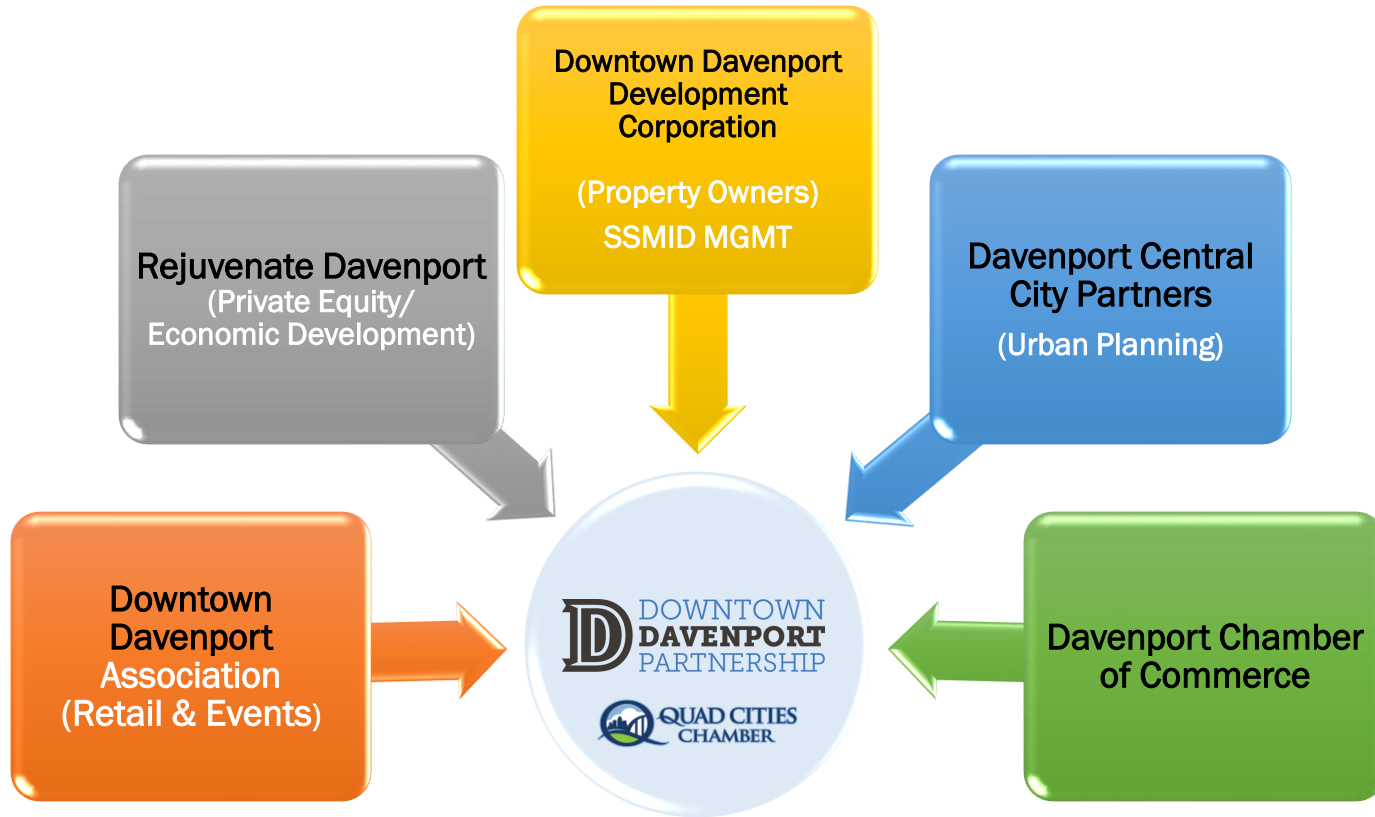
**Events & Festivals,
Place Activations**

**Government & Legislative
Policy Advocacy**

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

**3,700
Employees**



**\$599M+
Assessed Value**



**455
Property
Parcels**

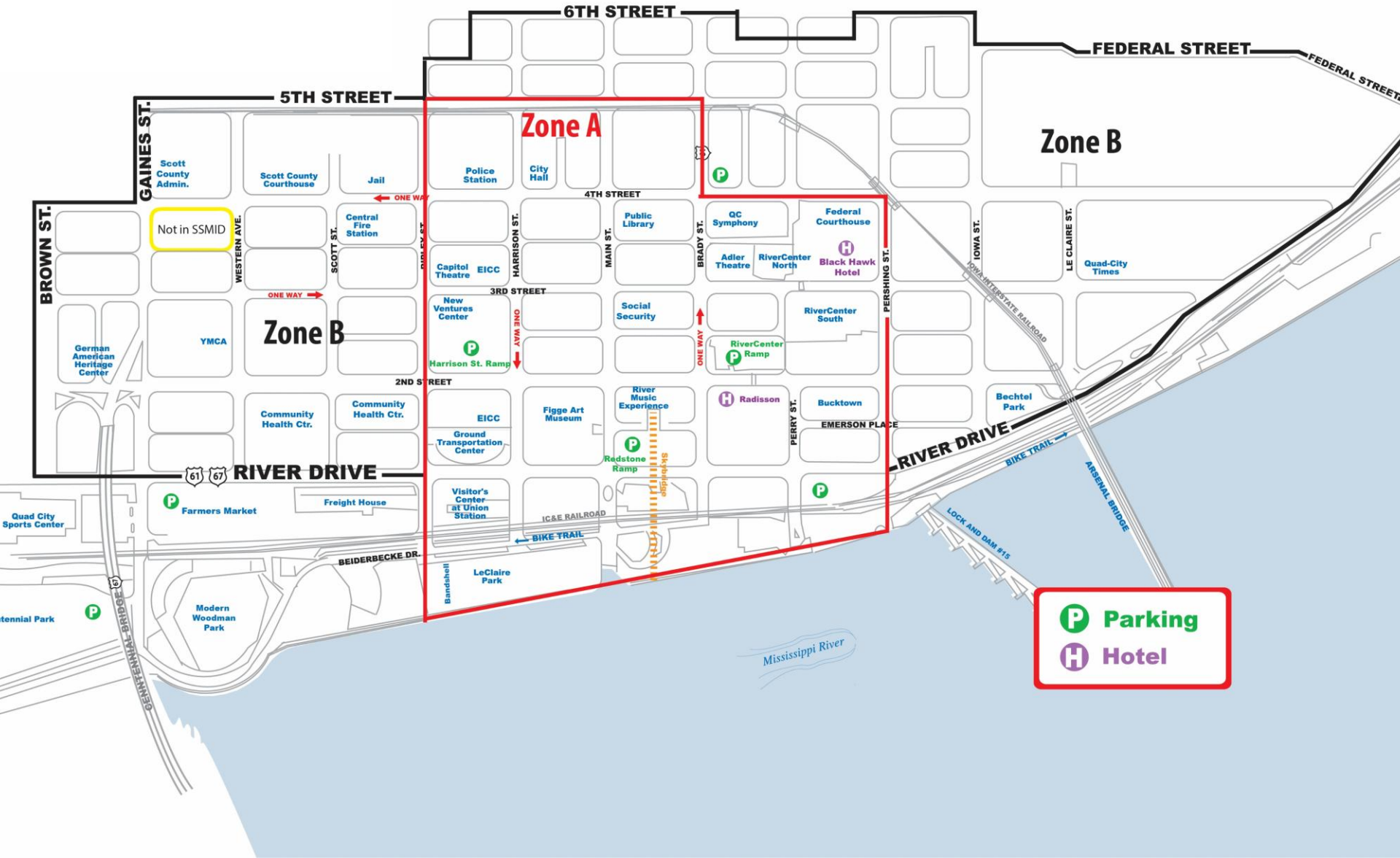


**2300+
Residents**



**33
Board
Members**

SSMID MAP





Staff



Kyle Carter
Executive
Director



Alisha Espey
Program & Events
Director



Tony Behncke
Operations
Director



Haley Moore
Placemaking &
Marketing Manager



Kara Espey
Honorary Team Member
& Chief Joy Officer





D DOWNTOWN
DAVENPORT
PARTNERSHIP

Ambassadors

Congratulations & Huge Thank You's to

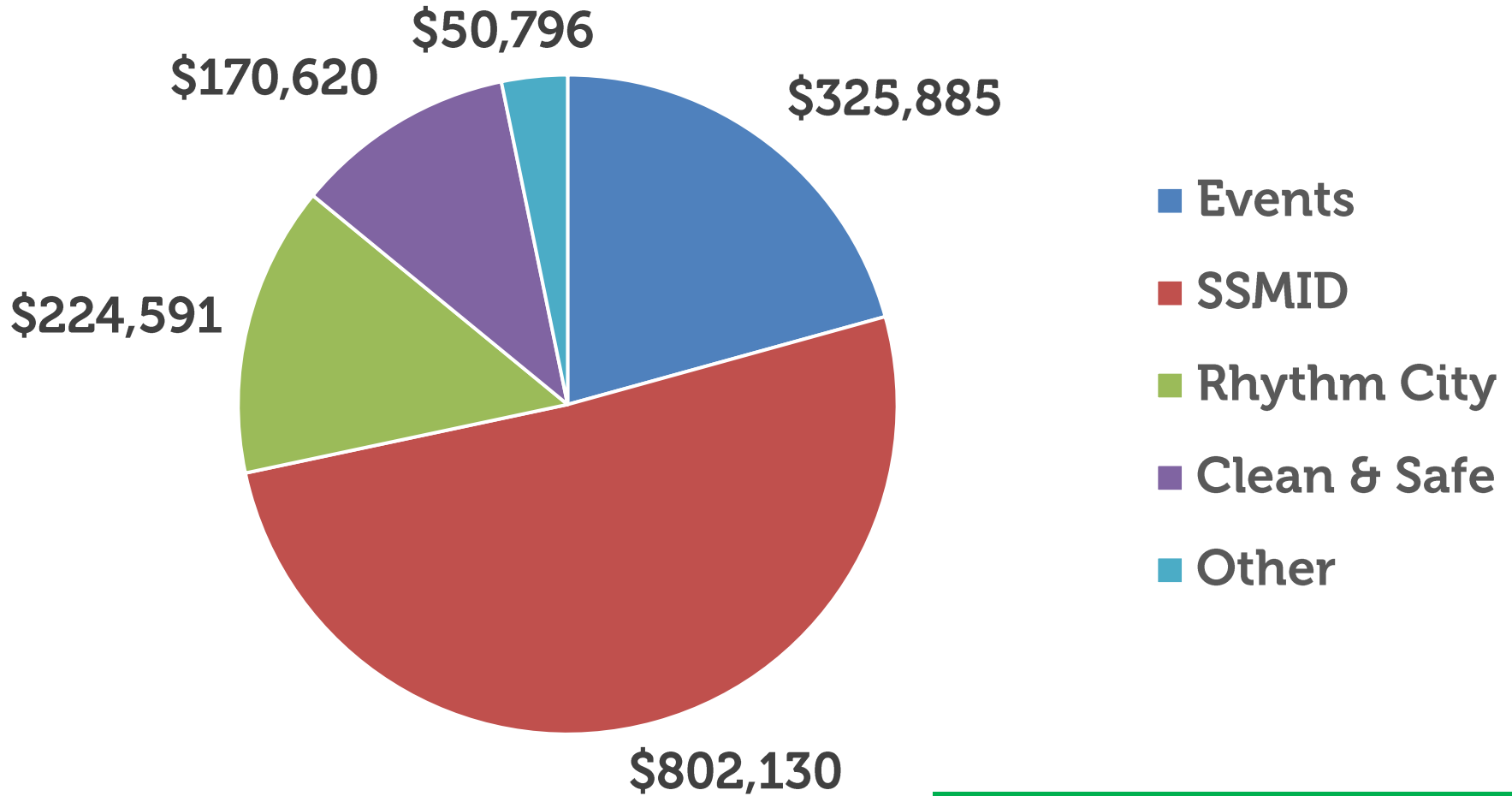
- Jeff Davis
7 Years of Service
- Nick Nicoletto
11 Years of Service



An aerial photograph of a city at sunset, featuring a large green rectangular overlay in the center. The text 'Business & Economic Growth' is written in white, bold, sans-serif font on the green background. A thin white vertical line is positioned to the left of the text. The background shows a cityscape with various buildings, streets, and a bridge over a body of water in the distance under a colorful sky.

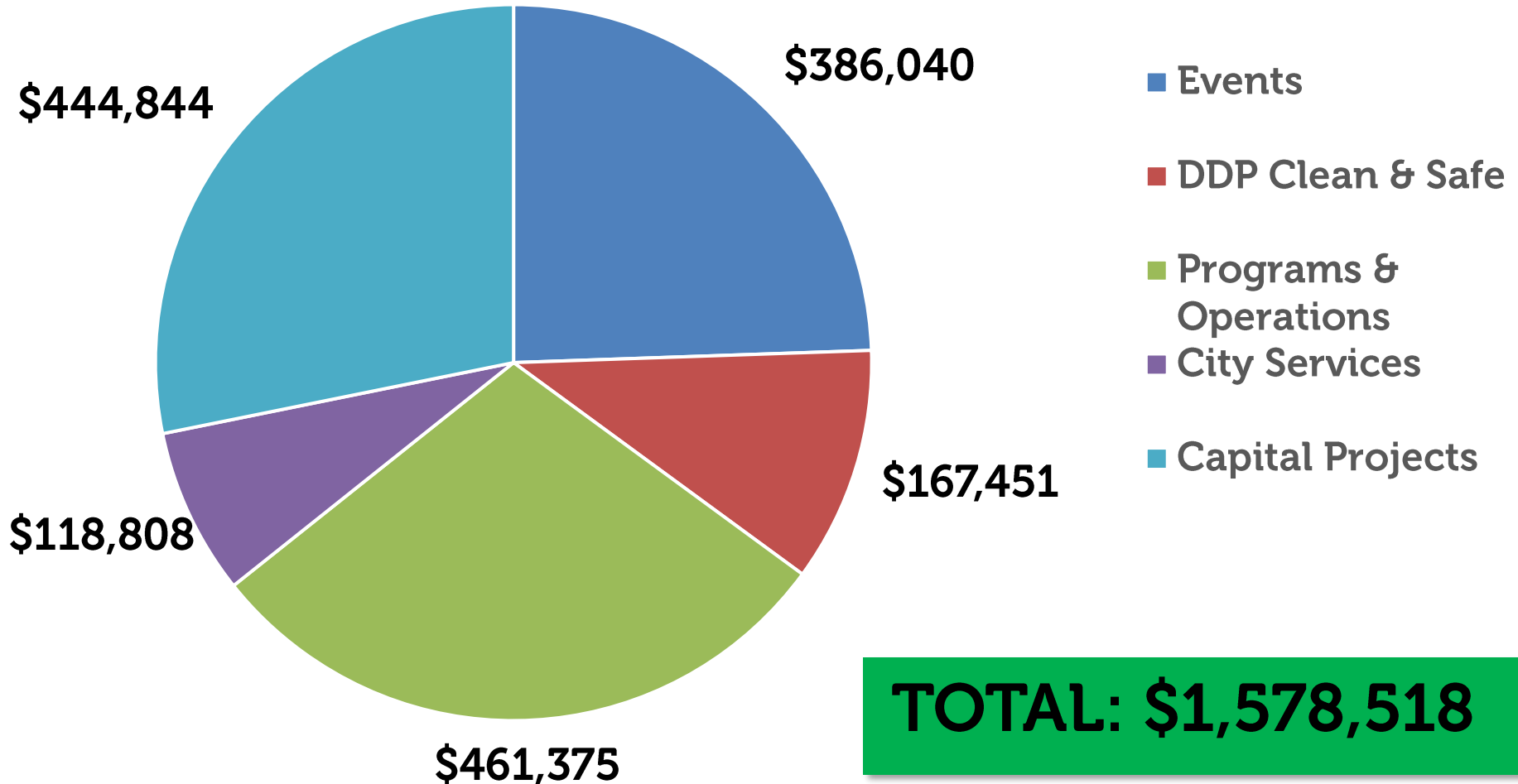
Business & Economic Growth

DDP 2024-2025 Income { as of April 30, 2025 }







TOTAL: \$1,574,022

DDP 2024-2025 Expenses { as of April 30, 2025 }



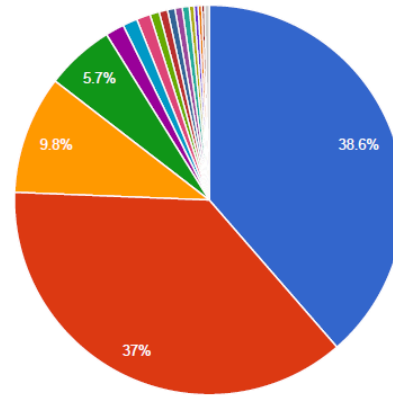
DDP Team Stats

| | | |
|--|--------------|--|
|  | 1,751 | Business Assists |
|  | 74 | Entrepreneur Referrals & Project Follow-Ups |
|  | 439 | Government Advocacy Calls |
|  | 2,617 | Business Promotion & Event Assistance |

Ambassador Eponic Stats

Overview Total Logs | Time Spent

| TYPE | TOTAL |
|-------------------------|--------------|
| Call for Service | 5 |
| Cleaning & Maintenance | 26235 |
| Hospitality | 5 |
| Repair or Report | 305 |
| Safety/Security | 9 |
| Social Service Referral | 0 |
| Time Clock In/Out | 7357 |
| TOTAL | 33916 |



| | |
|------------------------------|--------------|
| Trash Can Serviced | 10071 |
| Ramp Cleaning | 9652 |
| Street Litter | 2564 |
| Skybridge Cleaning | 1486 |
| Human Waste | 405 |
| Nuisance Interruption | 318 |
| Misc. Shop Work | 298 |
| Park Cleaning | 202 |
| Flower Watering | 183 |
| Graffiti/Sticker Removal | 162 |
| Equipment Maintenance | 158 |
| Pet Waste Clean-Up | 149 |
| Snow/Ice Removal | 103 |
| Pet Waste Station Service | 87 |
| Weed Abatement | 79 |
| Encampment Cleanup | 61 |
| Special Projects | 36 |
| MLK Park | 31 |
| Tree Maintenance | 16 |
| Power Washing (non-graffiti) | 10 |
| TEST | 5 |
| Business Cleanup | 3 |
| LOGS | 26079 |



| | |
|----------------------------|-----|
| RiverCenter/Midam Ramp | 997 |
| Harrison Ramp | 902 |
| Redstone Ramp | 836 |
| Trash Can Service | 834 |
| Skybridge | 508 |
| DDP Shop | 138 |
| K-Square Park | 73 |
| Lady G Park | 55 |
| Duck City Bistro | 4 |
| Capitol Theatre | 1 |
| Davenport Printing Company | 1 |
| M Lounge | 1 |
| The Democrat Lofts | 1 |

Ambassador Program Stats



Litter Removed
832 cubic yards

THAT'S 4 FULL
SEMI-TRUCK LOADS!



Graffiti tags & stickers
600+ removed



Snow removal
350 hours



Dog Waste Collected
950 cleanups



864 Flower Baskets, Pots and Ground Planters Watered



11,500 Total Hours Logged

Downtown Safety Pilot & Social Service Partnership

POLITICS

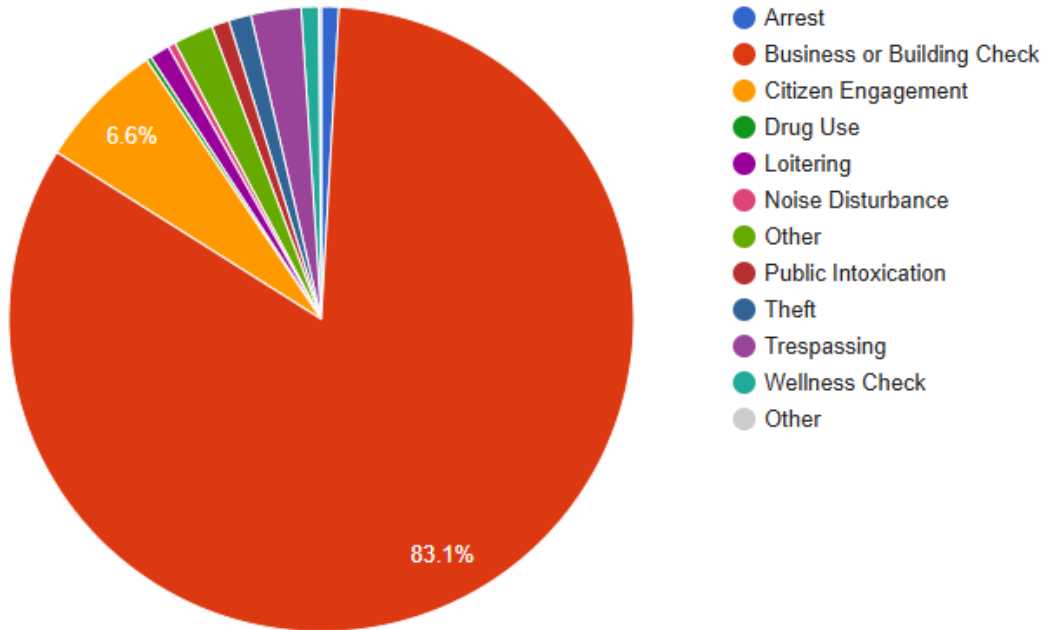
Davenport Downtown Partnership adds downtown patrols through pilot program

Sarah Watson | Apr 10, 2025

Downtown Davenport businesses, residents and visitors are likely to see more uniformed police officers on foot in the coming months.



Safety/Security : All Sub Types



By the numbers: Log Report

| | |
|-----|--------------------------|
| 712 | Business/Building Checks |
| 53 | Hospitality Encounters |
| 21 | Trespassing |
| 17 | Social Service Referrals |
| 10 | Loitering |
| 10 | Theft |
| 8 | Arrests |
| 7 | Public Intoxication |
| 7 | Wellness Check |

Interventions with a Lasting Impact



Collaborative pilot model launched with the Davenport Police Department, Humility Homes, and Vera French to drive long-term community safety and care.

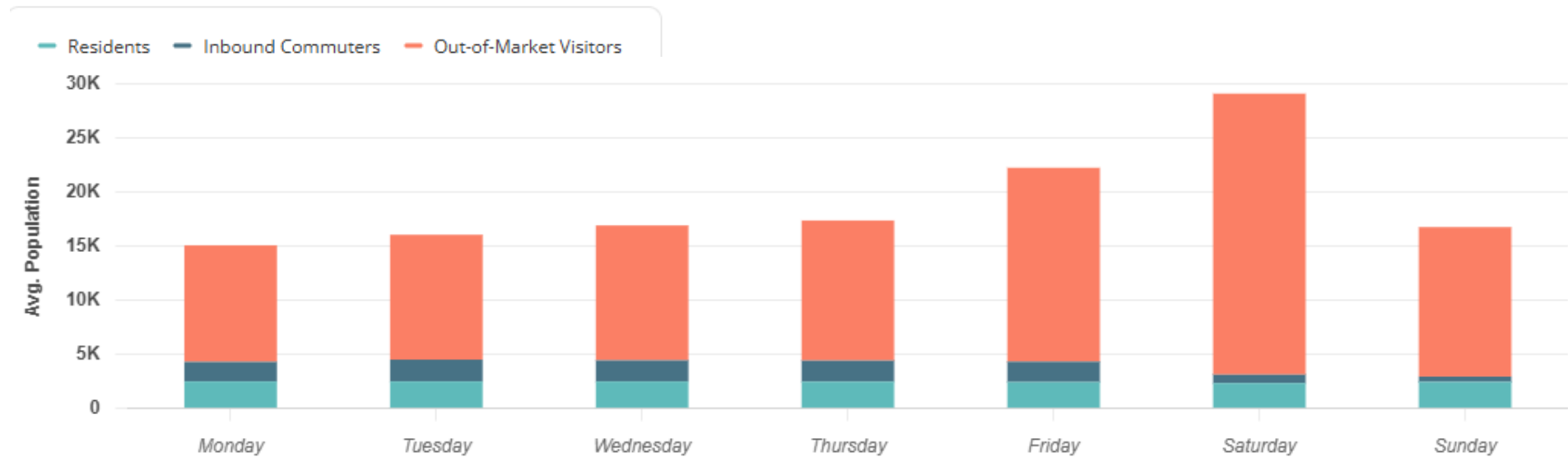
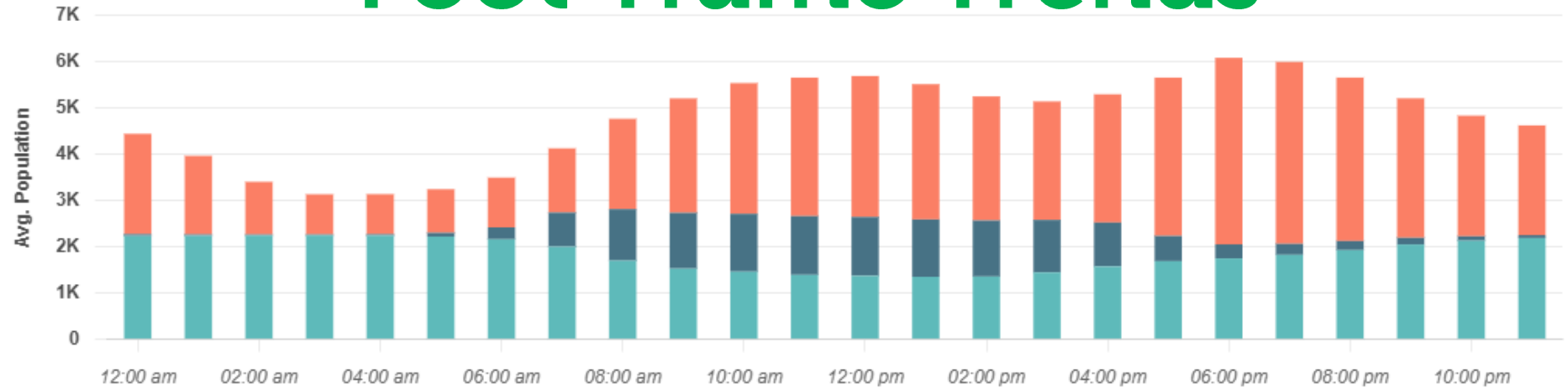


Photo cred: Quad-City Times

Information shared through reports:

- Drove an individual to the pharmacy to pick up refill of mental health medications
- Connected with an individual and provided guidance on steps to take to expunge their juvenile record
- Emergency response to administer NARCAN

Foot Traffic Trends



Avg. Weekday Population

Resident + Inbound Workers: 4,500

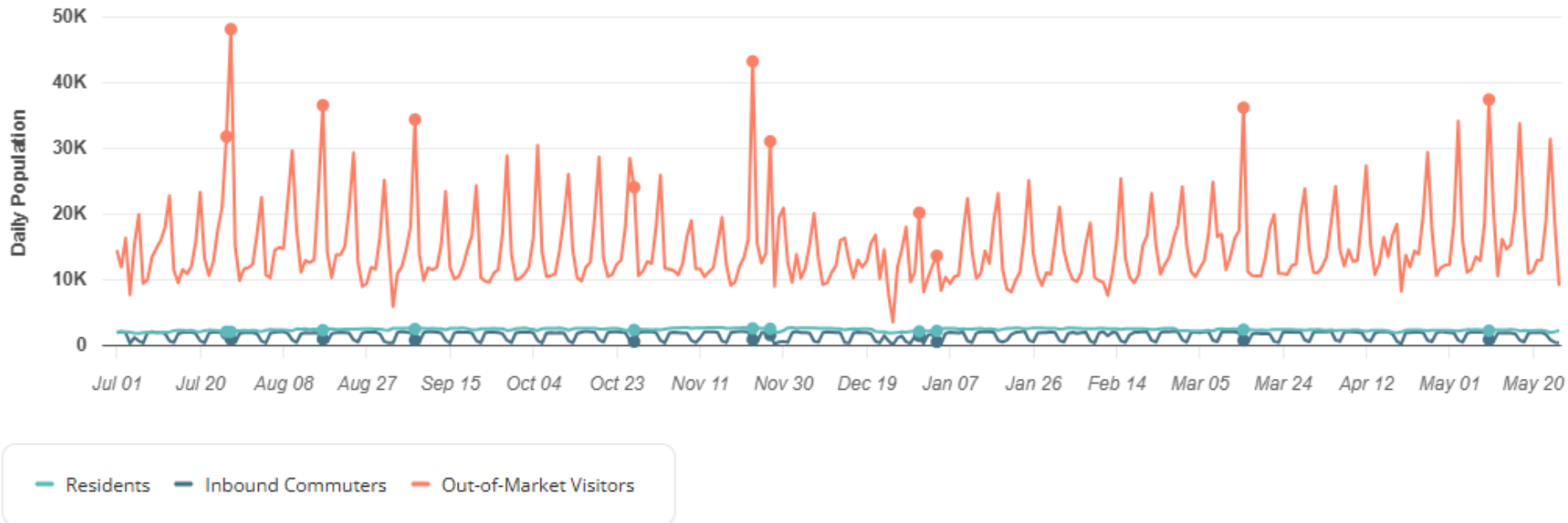
Source: Placer.ai

Avg. Out of Market Visitors

Weekday: 10,800 – 18,000

Saturday: 26,200

Downtown Annual Population



Annual Average Daytime Population : 18,900

** Out-of-Market Visitors are defined as anyone who lives or works outside of the 52801 zip-code*

Source: Placer.ai

Total Population

Residents, Employees, and Out-of-market visitors

**July 2024 -
May 2025**

| | |
|-----------------------------------|---------------------|
| Resident Population (Census 2023) | 2.3K (+4% vs. 2022) |
| Employees ⓘ | 3.5K (-2.7% YOY) |

| | |
|-------------------------------------|--------------------|
| Out-of-Market Visitors ⓘ | 912.2K (-9.1% YOY) |
| Daytime Population (STI: Work... ⓘ) | 18.9K |

**July 2023 -
June 2024**

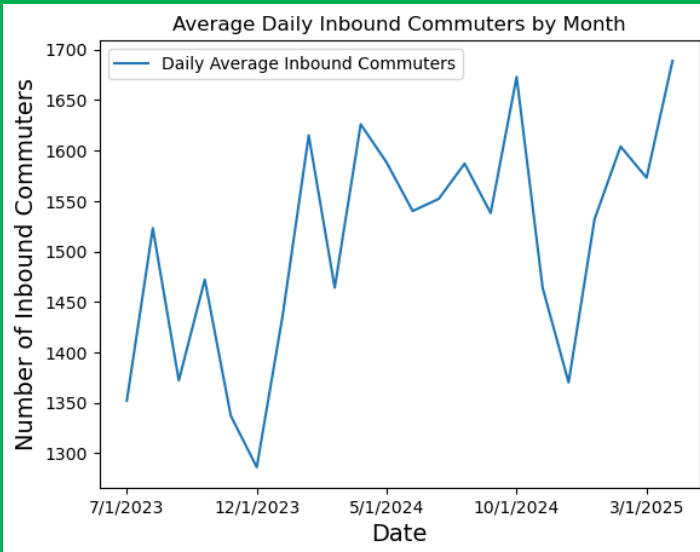
| | |
|-----------------------------------|---------------------|
| Resident Population (Census 2023) | 2.3K (+4% vs. 2022) |
| Employees ⓘ | 3.6K (+8.4% YOY) |

| | |
|-------------------------------------|------------------|
| Out-of-Market Visitors ⓘ | 1.1M (+0.3% YOY) |
| Daytime Population (STI: Work... ⓘ) | 18.9K |

**July 2022 -
June 2023**

| | |
|-----------------------------------|---------------------|
| Resident Population (Census 2023) | 2.3K (+4% vs. 2022) |
| Employees ⓘ | 3.3K (-15.3% YOY) |

| | |
|-------------------------------------|----------------|
| Out-of-Market Visitors ⓘ | 1.1M (+2% YOY) |
| Daytime Population (STI: Work... ⓘ) | 18.9K |



Return to office is real, FY24 shows 8.4% bump, with FY25 trending slightly up

Average daytime population is stable

Resident population is stable

Total Out of Market for FY25 on pace with past two years (data through May)

2025 Housing Report

138 new units opened in FY24



- **2,300 Total Residents Downtown, doubled housing stock since 2010**
- **Market supports 300 additional units over next 5 years**
 - **100 units each of market, mixed-use, and affordable**
- **Stable 95.7% occupancy rate**
- **Demographics**
 - **40% of renters are under age 34**
 - **Median downtown income: \$43K vs median citywide income: \$61K, highlighting *very broad income spectrum downtown***

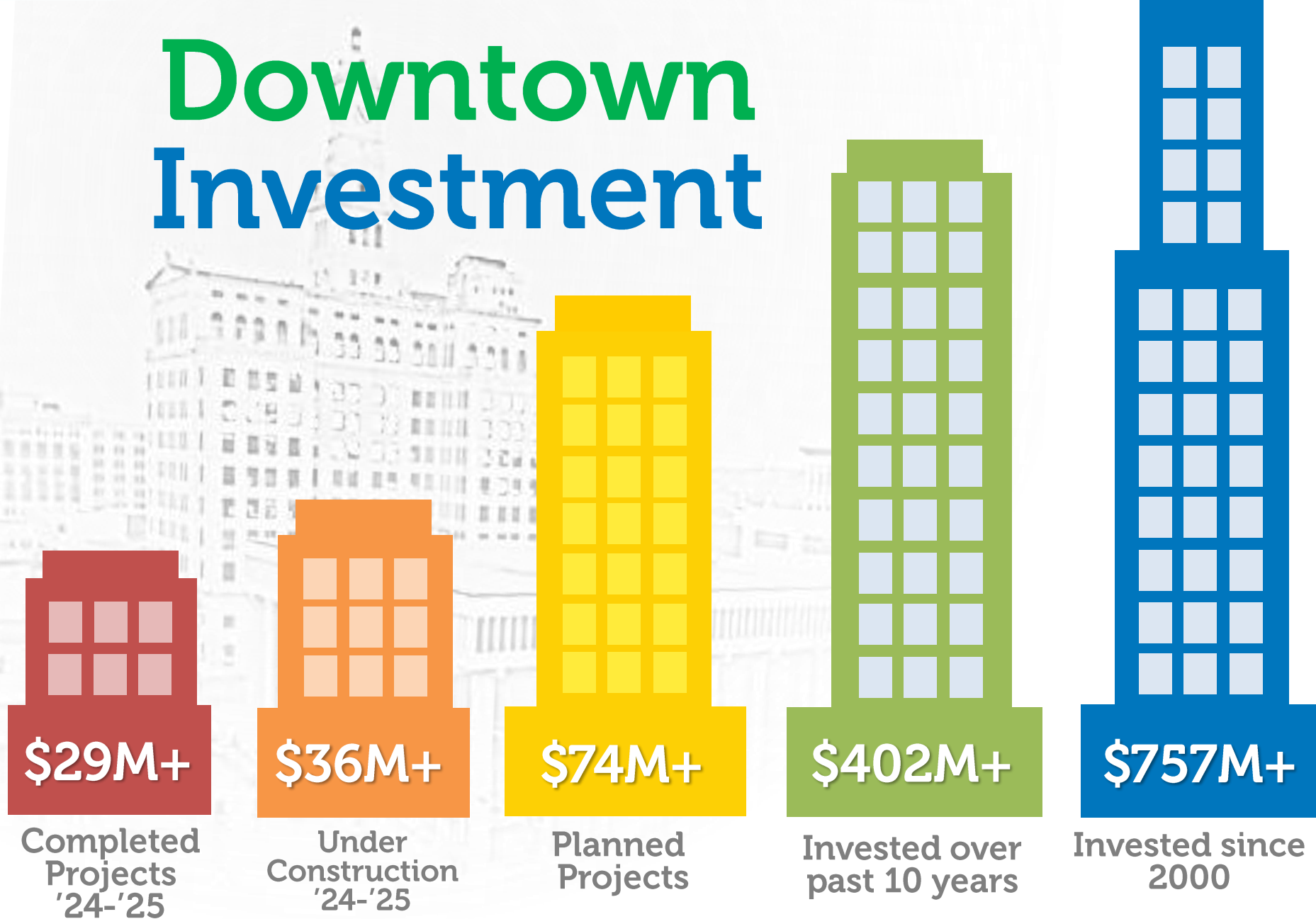
Opportunity

Housing is healthy but more limited growth capacity over next 5 years will require targeting specific market gaps

1975

Total Housing Units Downtown

Downtown Investment



Nearly \$6M in property value sold across 8 downtown parcels this year

COMPLETED PROJECTS



Ecdysiast Arts Museum



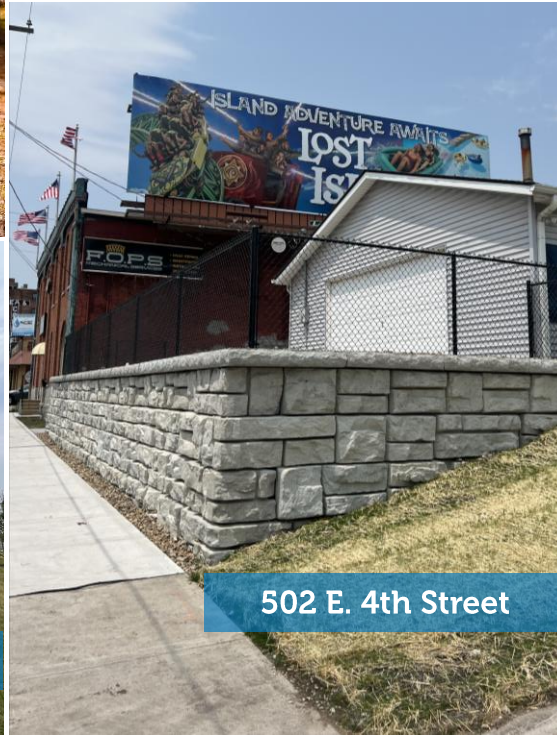
American Power Systems



YMCA Soccer Fields



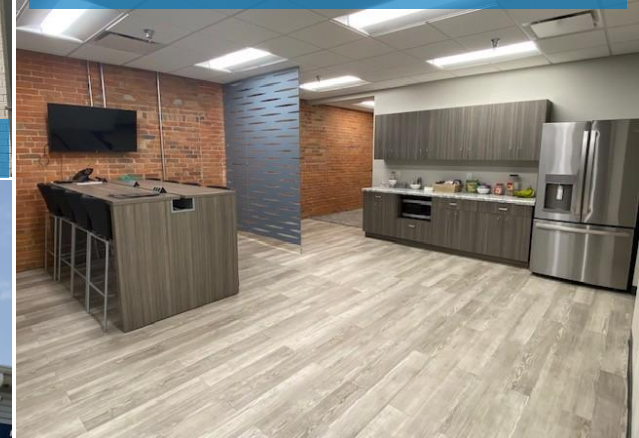
Micky's Irish Pub



502 E. 4th Street

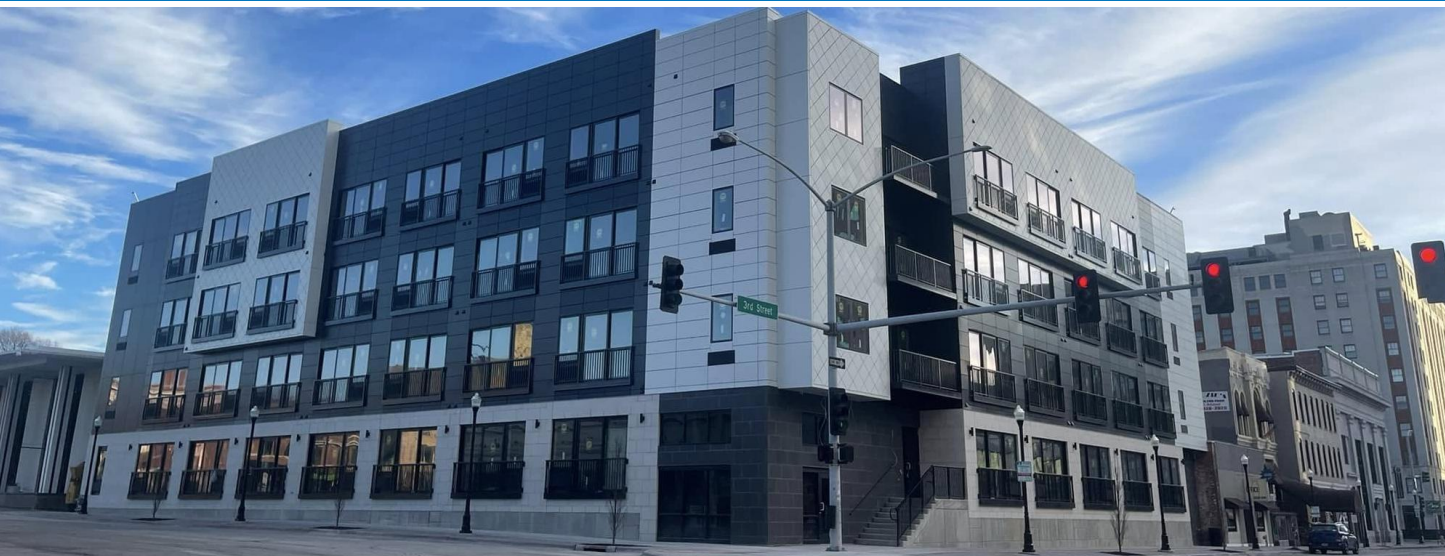


Rock River Family Office Expansion



Total: 11 Projects, \$29.1 Million

Apartments on Main + Bucktown



2025 Commercial Report

Downtown must lean into its differentiators as an advantage

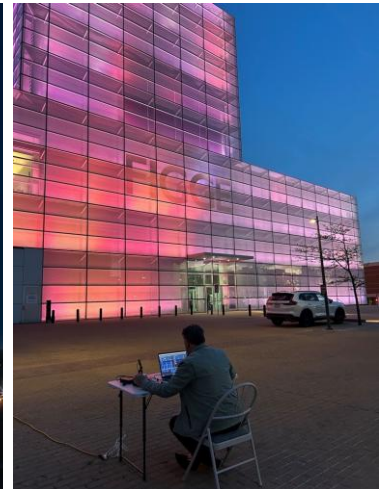


- **New grant incentives and competitive pricing for infill and renovation**
- **River views, walkability and a distinctive place experience for workforce**
- **Creative leasing models for startups, nonprofits or hybrid teams**
- **Character-rich spaces ideal for retail, small office and specialized commercial uses**

Opportunity – build daytime activity critical mass

Downtown's infrastructure, walkability and pricing make it an ideal candidate for next-generation workspace models - blending lifestyle, flexibility, and collaboration.

Figge Art Museum *'Evanescent Field'* – Leo Villareal



27

New, Retained, Expanded Businesses



| | | |
|--------------------------------------|---------------------------------|--------------------------------------|
| Aligned Wellness Chiropractic | Ecdysiast Arts Museum | Ruby's Bikes |
| Artistic Blends | Envied Vintage | Safer Foundation |
| Brady Street Blends | Fire Nails Studio | State Public Defenders Office |
| Café San Lorenzo | Garden of Bloom Med Spa | Sisters in Bloom |
| Chocolate Manor | I Love Fufu | Style District 220 |
| Cryptic Visions | Karen Miranda Tailoring | Supreme Legacy |
| Culture Shock | Micky's Irish Pub | The Gatsby |
| Delf's Pro Gym | Radiant Razor Barbershop | Wild Roots Hair Studio |
| dPhilms | Rock River Family Office | Woodward Chiropractic |



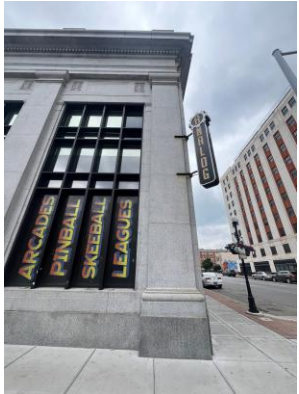
Fond Farewells & New Beginnings

WE'RE NOT
DEAD
YET. ()



Market Opportunities

- Musical instrument store
- Florist/plant store
- Arcade bar (with food)
- Ice cream/yogurt shop
- Food Hall
- Electronics/computer/phone repair
- Optical store
- Fine Dining



Prepared For:



April 15, 2025

DiSalvo Development Advisors, LLC | www.DDAdvise.com | 614.260.2501

Property Improvement Grants

Since 2008, DDP has awarded **\$1.8M+** in property improvement grants, leveraging **\$15.6M in private investment.**

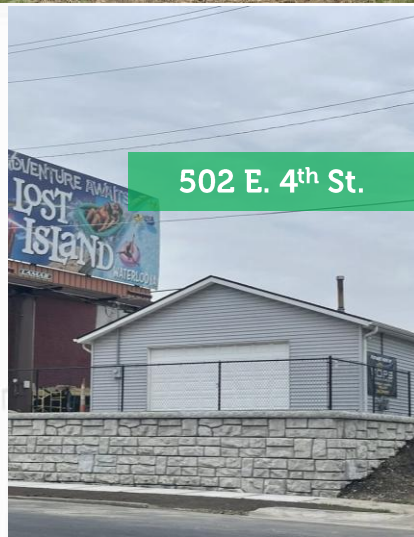
FY25 PROGRAMS:

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

\$130K Available in FY26

Grant Applications Open Now!

Exterior & Structural Improvements



Facade Improvement Grants

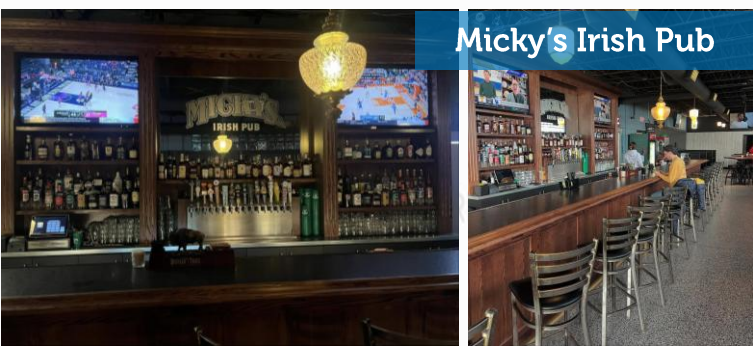
- 9 properties awarded
- Total grant funding awarded:

 **\$100K**

Total private investment leveraged:

 **\$741K+**

Interior Improvements



Commercial Interior Improvement Grants

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

 **\$57K**

Total private investment leveraged:

 **\$403K**



Projects Under Construction



Bix Museum



206 E 5th St (3E)



Main Street Landing



Quiet Zones



Redband



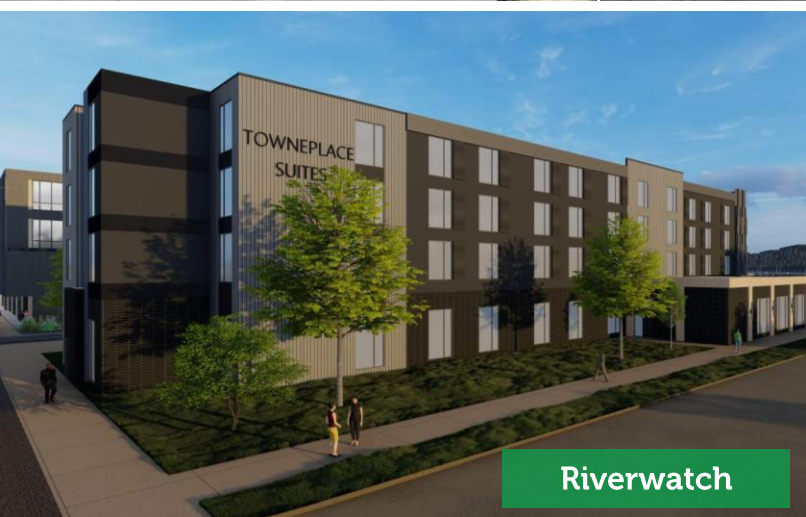
112 W. 3rd Street

Total: 8 Projects, \$36.7 Million

Redband: Transformation Underway



Planned projects (big & small)



Total: 12 planned, \$74 Million

Riverwatch



An aerial photograph of a city at sunset. In the foreground, a large steel truss bridge spans across a body of water. The bridge has several lanes of traffic, with a few cars visible. In the background, a dense urban landscape is visible, featuring various buildings, a prominent Ferris wheel, and a river or bay. The sky is a mix of orange and yellow, indicating the time is either sunrise or sunset. A semi-transparent yellow rectangular box is overlaid on the center of the image, containing the text "Infrastructure & Livability" in white. A thin white vertical line is positioned to the left of the text.

Infrastructure & Livability

Cleaning Ambassadors

Responsibilities Include:

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



Day in the Life of a DDP Ambassador



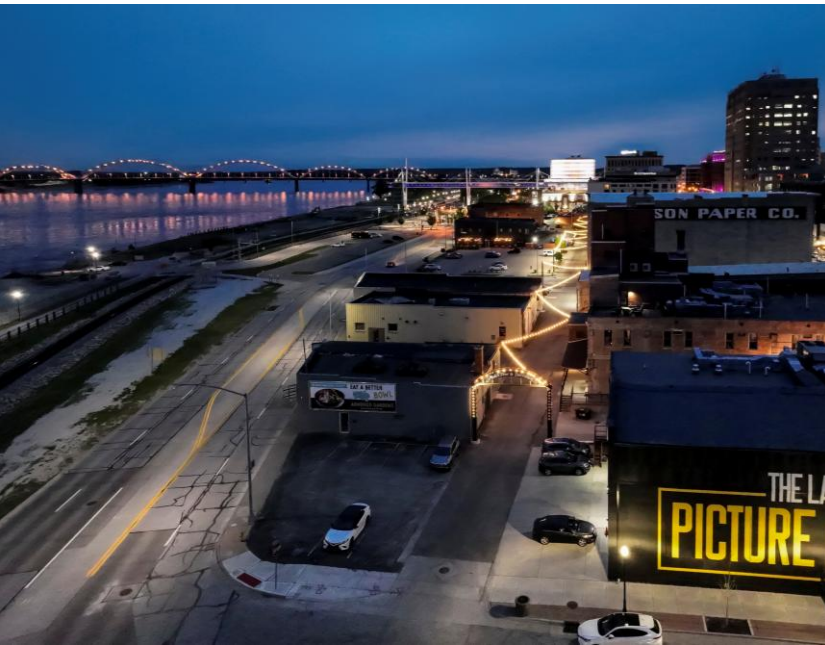
2nd & Iowa Streetscape



Before and after



Motor Row & Bucktown Beautification Project



The project was built entirely by local hands,
partners include:

Howard Steel | Shive-Hattery
Davenport Electric Company
Streamline Architects | Oertel Metal Works
Johnnie Cluney



Coming Soon ->>> Coming Soon ->>> Coming Soon ->>> Coming Soon ->>> Coming Soon ->>>



Public Art

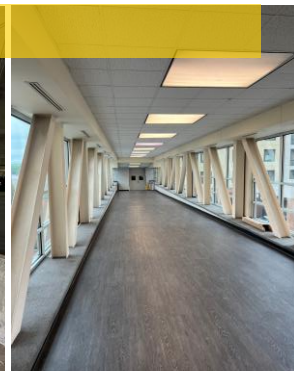
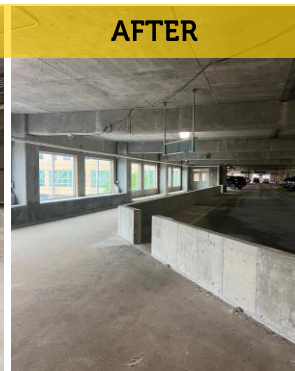
COMPLETE STREETS & Beautification

FY25

- ✓ Bucktown/Motor Row Archway & Lighting Installation
- ✓ RiverCenter & Doubletree Skywalk Renovations
- ✓ Streetscape & Sidewalk Repairs
- ✓ 3rd & Ripley Curb & Sidewalk
- ✓ Electrical Grid Improvements

FY26 Planned

- ✓ Western to Scott Streetscape Design Documents
- ✓ More alley lighting
- ✓ Main Street Advocacy
- ✓ More murals
(Good Neighbor Project + two new sites for AC Mural Fest!)



3rd & 4th Street Improvements



Resurfacing – Harrison to Telegraph



Conversion of 3rd & 4th

Two-Way Conversion Project Timeline:

- 3rd Street completion end of 2025
- 4th Street completion by mid-2026
- Signal & intersection improvements
- Curbside Improvements

Opportunities Realized

- Permanent flood detour route
- New business viability westward
- Shorter destination times
- Enhanced visitor experience
- Improved retail visibility
- Pedestrian-focused traffic calming
- More eyes on the street

QUIET ZONES: \$3.5M

~Federal Grant Funding: \$2.7M

(Destination Iowa Project)

Implementation: End of 2026



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

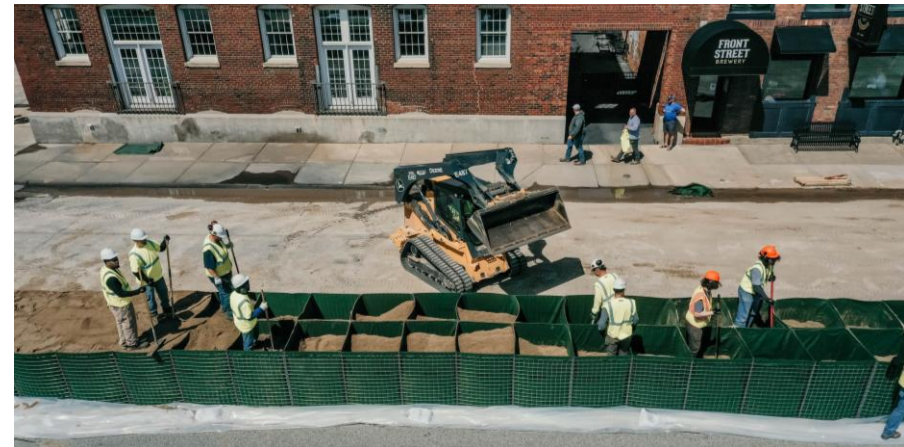


\$13.1M Federal PROTECT Grant Awarded

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
- Road Repair of West-Rockingham





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

An aerial photograph of a city skyline at sunset. The sky is a mix of orange, pink, and grey. The city features various buildings, including a prominent tall, ornate tower. In the foreground, a large crowd of people is gathered along a waterfront, and several boats are visible on the water. A large, semi-transparent red rectangle is overlaid on the middle of the image, containing the text "Advocacy, Events & Promotions" in white. A thin white vertical line is positioned to the left of the text.

Advocacy, Events & Promotions

Government Policy & Advocacy

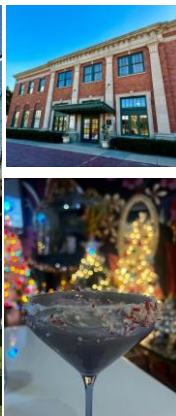
LOCAL, STATE, & FEDERAL

- IDA Federal Advocacy
 - Office & housing development tax credit
 - Public safety funding
 - Social Service & Homelessness Funding
 - Organized retail theft bill
- Iowa
 - ABD Omnibus Bill
 - Property Tax Reform
 - Historic Tax Credits





DOWNTOWN MARKETING





Social Media & Web Stats

f 19,973

Instagram icon 9,298

Web icon 81,439
Web Sessions

32K

hashtag impressions for
#DowntownDavenport



2024 Visitor Data



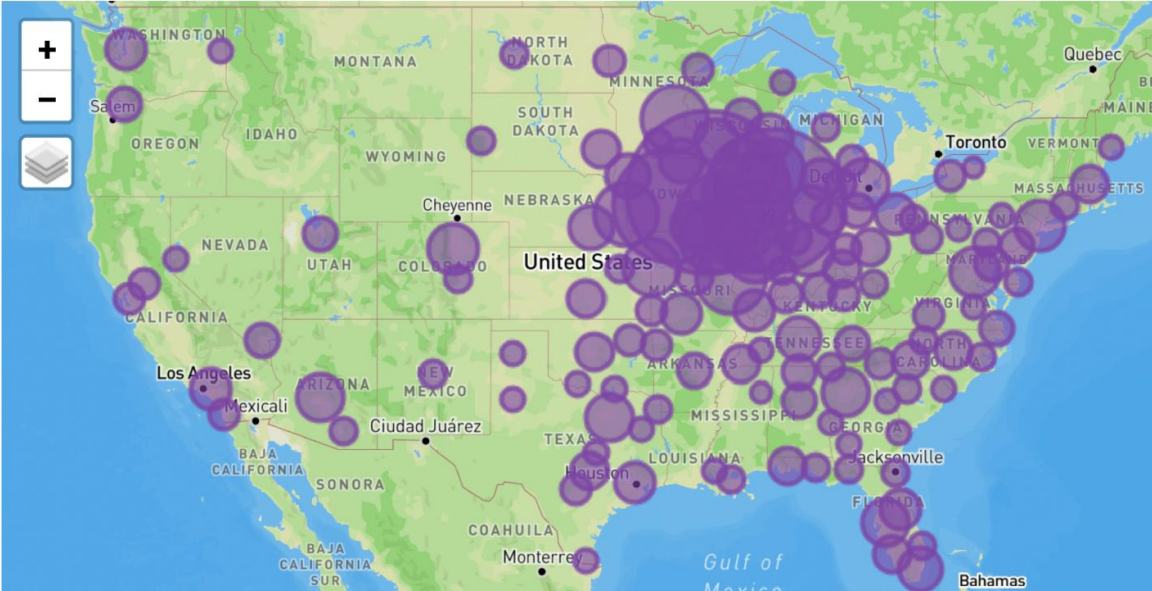
TOTAL TRIPS

289,052 Trips

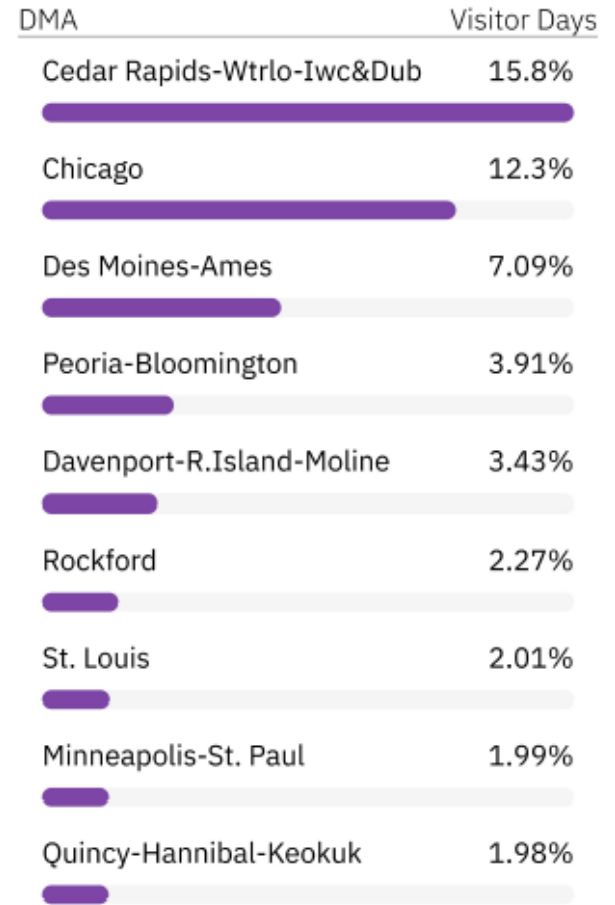
| Trip Visitor Days | |
|-------------------|--------------|
| 183,188 | 1-Day |
| 119,460 | 2-Day |
| 85,377 | 3-Day |
| 40,784 | 4-Day |

AVG Length of Stay
1.8 Days

Density Map by DMA



DMA Visitation

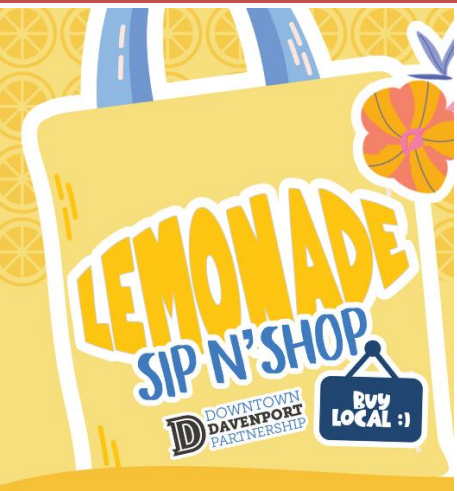


Source:





PLACEMAKING ACTIVATIONS





Holiday Display CHALLENGE

PRESENTED BY

TBK BANK

DECK THE DOWNTOWNS

- 52 Downtown Davenport businesses engaged
 - 127 total participating businesses in region
- 18 artists engaged
- 300 locally made 3D pickles distributed
- \$1K+ gift card giveaways



HUNT FOR THE Holiday Pickle!

D DOWNTOWN
DAVENPORT
PARTNERSHIP



LIVE ICE CARVING
 (SCULPTURES LIT NIGHTLY UNTIL 10PM)
WARMING STATION - HOT COCOA
SATURDAY NIGHT AFTERGLOW PARTY

ICE STRAVAGANZA

DOWNTOWN DAVENPORT, IOWA

D DOWNTOWN DAVENPORT PARTNERSHIP DOWNTOWNDAVENPORT.COM



- Sponsors:**
- Rubberstamps.net
 - TBK Bank
 - The Family Credit Union
 - Isle Casino Hotel
 - Rhythm City Casino
 - Metronet
 - Mel Foster
 - Origin Design
 - City of Davenport
 - Hupp Toyota
 - One Step
 - Bi-State Barricades
 - WHBF
 - Quad City Times
 - Dispatch Argus
 - KLJB
 - Townsquare Media



Icestravaganza



Red White & Boom



**BIX
Weekend**



Get your kix at the
BIX MIX

Motor Row
**VICTORY
LANE**





WHAT ATTENDEES ARE SAYING

"I just loved knowing that I lived in an area that valued original artists and gave them a space to practice that art and entertain others."

"So many different acts within walking distance from one another! Absolutely my favorite event of the year. It is an important event for culture of the QC."

"The fact that there was something for EVERYONE in the community and everyone could attend, free of charge. Eliminating that barrier does a great deal for inclusion and community. Thank you!"



alternating
AC
 currents

find your vibe

AUG 14-17 2025

MUSIC • FILM COMEDY • ART

DOWNTOWN DAVENPORT BETTENDORF ROCK ISLAND

alternatingcurrentsqc.com

DOWNLOAD THE APP



The Power of Placemaking on Display

AC DOCUMENTARY
SET TO PREMIERE
SUMMER 2025!



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 in the lower right quadrant. The sky is overcast and hazy. The text "What's Next?" is overlaid in the center in a large, white, sans-serif font. A thin white vertical line is positioned to the left of the text.

**What's
Next?**

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

DDP FY26 Focus

An aerial photograph of downtown Columbus, Ohio, serves as the background. The image shows the Ohio Statehouse on a hill in the upper left, a large Ferris wheel in the center, and a baseball stadium in the lower right. A multi-level highway bridge spans across the foreground. The text 'DDP FY26 Focus' is overlaid in a white box at the top.

- 1. Boost incentives and visibility of small/mid-size office opportunities and recruit market-ready retail/commercial tenants**
- 2. Strengthen clean and safe initiatives and community partnerships**
- 3. Launch new downtown brand**
- 4. Champion arts and culture hub as creative capital of Midwest**
- 5. Leverage historic public infrastructure improvements**

Downtown Branding Initiative

Project Status:

- Conducted research and stakeholder input sessions
- Analyzed public sentiment, visitor patterns, and development trends
- Draft brand platform currently in development



What we heard:

- Downtown scale allows meaningful change and access to opportunity
- Strong small business referral culture and sense of loyalty
- Recognition arts, culture, and diversity are central to our identity
- Deep personal pride in watching downtown evolve

Downtown Anniversaries



stompbox
BREWING

5th Anniversary Bash

June 14th



FRI 19 SEP

MISSISSIPPI VALLEY
EST. 1984
BLUES SOCIETY

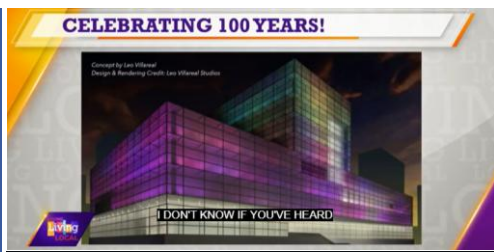
SAT 20 SEP

2025

Blues
FEST

40TH
ANNIVERSARY

LECLAIRE PARK, DAVENPORT IA
1985-2025



thelastpicturehouse
The Last Picture House



809 33 38

thelastpicturehouse 🎉 WE'VE HIT ONE YEAR! 🎉

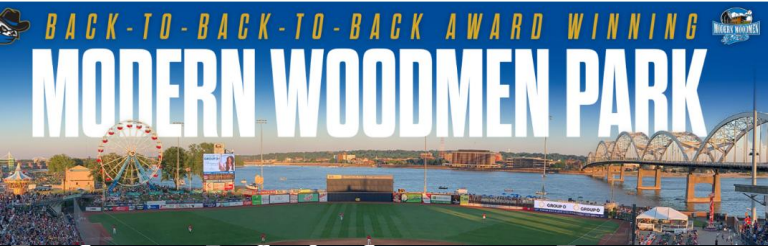


One Year of Beer

Good News Vibes

Modern Woodmen Park Three-peats as Nation's "Best Minor League Ballpark"

Home of the River Bandits tops list of 20 nominees



Bucktown Lofts in downtown Davenport ready to open for residents

Gretchen Teske Nov 1, 2024



LOCAL NEWS

Bix Beiderbecke Museum to move to new Davenport home

by: Brian Weckerly
Posted: May 15, 2025 / 07:37 PM CDT
Updated: May 15, 2025 / 07:37 PM CDT



Figge Art Museum celebrating 100 years with Iowa's largest-ever public art installation

Downtown Davenport mural to highlight transportation history

Updated: Oct. 28, 2024 at 4:40 PM CDT
Facebook, X, Instagram, LinkedIn



ALISHA ESPEY

LOCAL MARKETING SCHOOL

EPISODE 22

DOWNTOWN DAVENPORT PARTNERSHIP

Davenport Downtown Partnership adds downtown patrols through pilot program

Sarah Watson | Apr 10, 2025

Downtown Davenport businesses, residents and visitors are likely to see more uniformed police officers on foot in the coming months.



Good News Vibes

3:50
Trash Can Annie - Vintage, Styling, Photography
Jul 8, 2024

I had a great time chatting with Jakob Dylan today about vintage clothing! Thank you for taking the time to talk about a lil' bit of your side of fashion with me, it was fun.



America's Got Talent casting producer coming to Alternating Currents

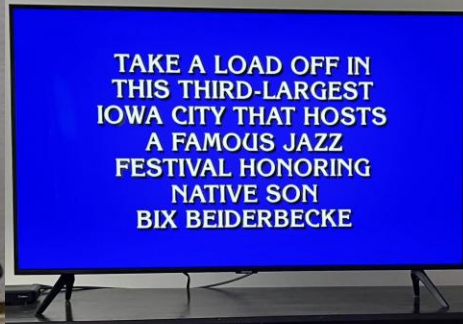
Quad Cities
3d

We're beyond thrilled to be named the 2025 People's Choice Award winner at the Iowa Tourism Conference for our Tourism Accessibility Efforts! With over 30... See more



American Pickers star to open burlesque museum in downtown Davenport

2:35
DowntownDavenport
Tagged
bixjazzsociety
Davenport, Iowa



102 2 18

bixjazzsociety From today's @jeopardy Tournament of Champions broadcast... U.S. Cities category for \$1,000. The Bix Beiderbecke Jazz Festival started in 1971 — still going strong!!! #bixbeiderbecke #davenportiowa #quadcities #jazzfestival #jazzmusician #davenport #bixlives #jeopardy

CITY COUNCIL APPROVES RIVERWATCH PLACE AGREEMENT

Brady Street Blends brings 'good energy' to Davenport

Startup offers menu of healthy energy drinks

By Dave Thompson - May 7, 2025



No Interstates
No Chain Restaurants
Just Mom & Pops
& Two Lane Blacktop

Registration held in the lot @ River Dr. and Perry
Come cruise the "One's", one final time, and other events

View insights Boost post

90 11

Liked by illuminatehealingstudio and others
downtowndavenport We're kickin' off the weekend in style on this goal-den day! The @ymcaimv celebrated its grand opening of their 5-on-5 urban soccer fields in... more

Little Village Mag
March 11 at 1:11 PM

Among the oldest used bookstores in the Midwest, Source Book Store has been operating for 86 years—and just came under new ownership.

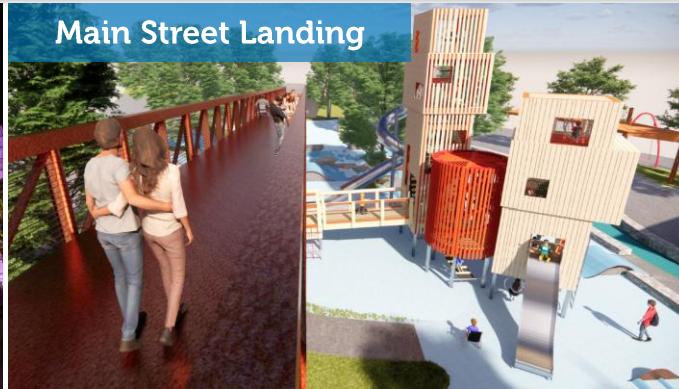
"When I'm here, I'm never watching the clock, never in a hurry to leave," said co-owner Stephen Zbornik, a lifelong blue-collar worker. "I'm happy to put books into people's hands."

LITTLEVILLAGEMAG.COM
Physical media is (still) king at The Source, Davenport's storied two-story used bookstore - Little Village

The Big Picture



Arts & Culture



Main Street Landing



Centennial Bridge/West-side Development



Riverfront Connectivity



324 Main



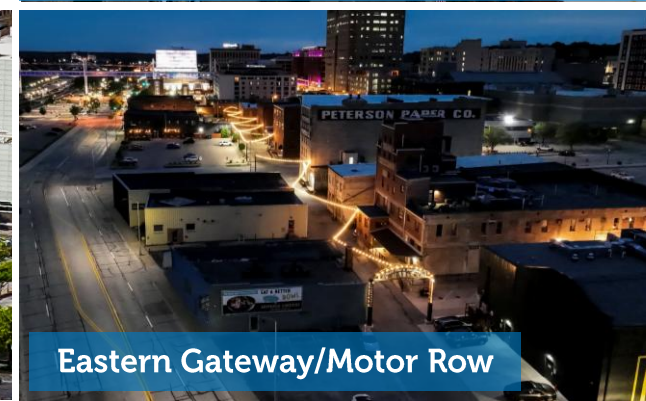
Core 2.0
Office/Commercial Development



Public Infrastructure Investment



Grand Transportation Center



Eastern Gateway/Motor Row

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



Downtown Matters



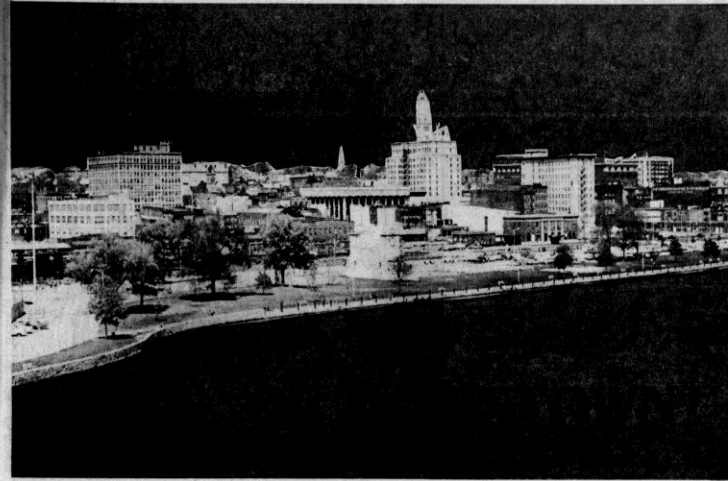
Downtown reflects the identity of Davenport and the entire Quad Cities. It's our heart and soul.

Capital follows talent

Talent follows place

Place needs investment

Issues in the Times



Sunday, May 2, 1976
Davenport-Bettendorf, Iowa

Youth Survey

How Commission Answers Criticism

By Mike Berry

Members of the Davenport Youth Commission and its staff say they believe much of the criticism leveled recently at a youth needs assessment survey stemmed from a lack of information or misinterpretation about the survey.

The survey, which the youth commission wants to conduct in the city's schools, has been criticized by city officials and others in the community.

Critics have said the questionnaire used in the survey is too "negative," wondered about the methods used in conducting the survey and questioned the need for it in the first place.

But commission members and staff said they cannot do the best possible job of serving Davenport's young people without the information the survey is designed to provide.

They say the wording of the questions has no effect on the way they are answered, and point out that the survey has been continuously evaluated over the past few years in several cities across the country.

WILLIAM CRISP, a YVSTA volunteer who is directing the survey for the commission and said he may announce in the community do not seem to realize that the youth needs questionnaire is only one of the components in a comprehensive study of community needs and resources the commission wants to conduct.

Also included, Crisp said, would be: — A community resources survey, conducted among local agencies serving youth.

— A system designed to find out what links exist between those agencies.

— IMPACT scales designed to test the effectiveness of the services now offered by the commission.

— A flow analysis of the juvenile justice system in Davenport and Scott County.

— "We want to find out how the community can best use the resources it has," Crisp said, and Commission Director James Lehman added, "We want to make sure we're not paying for the same services over and over."

The questionnaire was developed — and copyrighted — by the Behavioral Research and Evaluation Corp. of Boulder, Colo., and is being administered locally with the assistance of Dr. Martin Miller of Iowa State University in Ames.

The commission members stressed that no student is forced to answer the questionnaire. Parental permission is required first, and the student is asked the time the survey is taken whether he wants to participate, they said.

Commission member Pete Brundhush said one of the criticisms of the questionnaire is that too many kids are not taking it.

MAJOR ROBERT DUNN has been among community and school leaders who have made that criticism.

But Mrs. Lehman said, "A survey is neither positive nor negative until it's answered."

She also said the company that compiled the questionnaire has tried it in dozens of cities and is full of the suggestions and ideas that influence the answers given, and found that it did not actively seek feedback.

The city fathers did not have the foresight or the understanding as to what the survey is handling a growing population, Ziffren said.

"Davenport did not actively seek feedback."

— DOWNTOWN Continued on Page 10

— YOUTH Continued on Page 10

Downtown group rises out of adversity

Downtown Davenport Development Corp. leader is ready for new course of action

By Rod Thomson
QUAD-CITY TIMES

When Steve Schalk was cut from Davenport Central High School's basketball team many years ago, he thought the world would end.

So, with nothing better to do, he joined track and ended up running on the state championship relay team.

And just as good came out of that seemingly bad situation, Schalk believes good can come out of the Downtown Davenport Development Corporation's recent ills.

SCHALK, a Davenport attorney and week-end executive director of the corporation, hopes the loss of the group's long-time president, James Conway, and the resignation of its treasurer, Charles Van Murr, will be a turning point.

"The parking ramp defect may be parallel to the awakening within the DDDC of business community to reassess where we're at," Schalk said.

"More as it turns out, that may be beneficial to get people rethinking what they're doing," he said. "That has excluded the possibility of disbanding."

Schalk's law specialty is walking developers through the city maze of zoning changes, property transactions and other steps required to get a project going.

With the combination of events buffeting the development corporation, the group recently took a hard, honest look at itself during the annual meeting, Schalk said.

THE DECISION ultimately made was to continue on and chart a new course of action.

And one of the first steps to-



BUSY, BUSY — Steve Schalk is not only busy with his law work, but he also has taken on the challenge of leading the Downtown Davenport Development Corporation. QUAD-CITY TIMES photo by Harry Boll.

QUAD-CITY TIMES Sunday, June 7, 1977

DDDC at a glance

- The Downtown Davenport Development Corporation:
 - Formed under a state law in 1976 to spur development within its geographic boundaries.
 - The boundaries run from the Mississippi River north up Perry Street to 4th Street, then west to Brady Street, north on Brady to 5th Street, then west on 5th to Ripley Street, then south back to the Mississippi.
 - Every property owner within those boundaries is automatically a member of the DDDC and pays \$3.50 per \$1,000 of assessed value. Non-property owners with an interest in downtown, such as businessmen leasing a space, can also become a member at the same rate. There are currently about 70 members.
 - The DDDC has played a role in the Super Block concept and Ground Transportation Center and such citywide issues as the one-way, two-third high school and the S-curve on East River Drive.

The board of directors

Here are the six new directors of the Downtown Davenport Development Corporation: Don Decker, of McGladrey, Hendricks & Pallen, and head of Rejuvenate Davenport; Steve Schalk, a Davenport attorney and new president of the board; Tom Rathbun, of Sig Co.; Roger Franks, president of First Federal Savings and Loan, and new secretary of the board; Cal Werner, a Davenport attorney; Kenneth Koupal, senior vice president of First Bank.

Here are the returning nine directors: Ed Carmody, vice president of Davenport Bank & Trust Co. and treasurer of the corporation; Jim Figgie, office of the president of Davenport Bank & Trust Co.; Mel Foster Jr., of Mel Foster Real Estate; James Ingram, vice president and branch manager of Piper, Jeffrey and Hopwood; Barry O'Brien, president of Iowa-Illinois Gas & Electric Co.; John Gardner, publisher of the Quad-City Times; Chuck Ruhl Sr., of Ruhl & Ruhl Real Estate; Bruce Roemer, Davenport city administrator; Chuck Von Maur, of Petersen Harnel Von Maur's department stores.

members making up the four corporate offices. The changes have given the corporation a new lease on life. Schalk has a lot of optimism for the Quad-Cities, downtown Davenport and the corporation, but he's not naive either. HE THINKS that a downtown ramp needs to be tied to a large downtown development, but he also thinks that is possible. "I think there is potential in — DDDC Please turn to Page 28

Davenport Merchants Find New Optimism

By Clay Thompson

Steve and Julie Frets are putting up money that says downtown Davenport is still alive.

On Sept. 1, they plan to open Topping Fashionists in a new store at 144 S. 2nd St., right in the heart of downtown.

"I picked downtown Davenport after studying location possibilities because we think downtown is the center of retail business and it's the best place for future development of retail business in the Quad-Cities," Mrs. Frets, president of the new operation, said.

"Of all the retail outlet areas in the Quad-Cities, downtown Davenport has the finest quality establishments and we want to be a part of this," she said.

Mrs. Frets' enthusiasm is typical of a growing mood of optimism among downtown merchants and leaders.

THE DOWNTOWN'S problems are being taken out, they say, and the only way to go up.

"I don't see where the downtown is dying," Richard Von Maur Jr. said in response to a question. Von Maur is vice president of downtown's largest retailer, the Petersen, Harned, Von Maur Department Store.

"It probably got a jolt from the shopping centers but I think it's back to normal," Von Maur said.

"I see a great success in the downtown in the next 10 years. If things like the civic center come to be, it could pay downtown back on the map," he said. "I hate to say back on the map because I don't think it has ever been gone. I think the community is waking up."

(Mayor Robert Dunn has appointed a special committee to begin putting together plans for a proposed downtown civic center.)

MORTIMER LEVY, owner of the Specialty and Mens Store (100), said that downtown merchants would tell you in the last six or eight months there has been a definite change in attitude.

"In my opinion, the downtown is still struggling to begin putting together retail business in the area," he said.

"We have come out of the moderate to recession we had in this area. Every-

"I look for a great success in the downtown in the next 10 years, if things like the civic center come to be." — Richard Von Maur Jr., vice president of Petersen, Harned, Von Maur

"We are seeing activity that is starting to take place and even if it is not a major step, people are saying things are looking up." — Tom Devine, general manager of the Davenport Chamber of Commerce

"There has been enthusiasm in the last six or seven months. People are starting to bind together." — Sylvester Mitchell, owner of Lee's Clothing and Jewelry

thing is going at this time," Warren Schalkoff, vice president of Schalk's Jewellers, said.

"Hopefully, we are at the bottom now and the only way to go is up," said Davenport realtor Mel Foster Jr.

THE MOOD is the same among many other businessmen, large and small. After several years of talk and empty stores and increasing competition from shopping centers, there is a growing feeling that things are about to begin happening in downtown Davenport.

The optimism does have some basis in fact.

In the recent months, the downtown area has seen, at last, the razing of the Hills building, the completion of the new Citizens Federal and Northwestern Bank buildings and the addition of three new restaurants.

The former sites of the J.C. Penney and Montgomery Ward stores are now occupied and there is talk of purchase and lease-private club for the former Parkers Plaza (198).

— Making Downtown Viable, Exciting (1976)

— New Downtown Concept Embellishes Continued on Page 10

study proposals for a downtown civic center. A report by the Marcus, O'Leary consulting firm has spelled out the need and plan for downtown redevelopment.

Cuts are being repaired, streets are being swept and underground electrical conduits are being fixed.

Perhaps most significantly, the Downtown Development Corp., a group of private businessmen, has been incorporated and, with city and private funds, has hired James Conway, who has been working as the City of Burlington's planning director, to serve as downtown development coordinator. Conway assumes his new duties Monday.

But a stack of newspaper clippings about the downtown development over the past 20 years is full of dire warnings about overdevelopment.

— Ask Davenport Live Site For 14 Main Hotel Motel (195)

— Davenport Development Facing (1966)

— Making Downtown Viable, Exciting (1976)

— New Downtown Concept Embellishes Continued on Page 10

River Life (1976)

— Ergo Downtown Growth Program For Davenport (1976)

— New Plans To Beautify Davenport (1977)

— Davenport Plan Sees 1981 (1977)

— Davenport Area West Chicago (1977)

— Another Report But, 1981 Times, A Promise of Action (1977)

— Sweeping Plan For Davenport (1974)

— Sweeping The Time Is Now Or Never (1974)

What has happened is fairly clear. What is going to happen remains to be seen.

What has happened in the past, most merchants agree, is that downtown interests, for a variety of reasons, failed to organize to counter the one-way patch of the recession and increased competition from shopping centers.

The recession, while not as severe in the Quad-Cities as in other areas, forced sharp cutbacks in consumer spending.

On top of this, new business followed the population move away from the central city to new parts of town, some merchants say.

In the last few years, two major shopping centers — Northpark in Davenport and Southpark in Moline — sprang up, complete with big department stores, easy accessibility, free parking, enclosed malls. Moline is linked to Moline by air and papers in brief the holidays.

In addition to the two big centers, a host of smaller community shopping centers, convenience stores, and major supermarkets have gone into business on the outskirts across the Quad-Cities.

While all this was happening, some studies are serving as downtown development coordinator. Conway assumes his new duties Monday.

But a stack of newspaper clippings about the downtown development over the past 20 years is full of dire warnings about overdevelopment.

— Ask Davenport Live Site For 14 Main Hotel Motel (195)

— Davenport Development Facing (1966)

— Making Downtown Viable, Exciting (1976)

— New Downtown Concept Embellishes Continued on Page 10



James Conway, 32, is the downtown coordinator in Davenport for a private firm, the Downtown Davenport Development Corp. He had been director of the department of planning and development for the City of Burlington, Iowa. Here are excerpts from an interview on the status of his work in Davenport.

James Conway Downtown Davenport's Advocate

Q. You bear remarks that the downtown is dying and that it's too late to save it. What about them?

A. Well, they are representative of a certain segment of the community. The downtown reality has just about everything that the city as a whole has. It's got open space, commercial, financial, professional, housing, job of every shape and size, industrial activities and leisure, and the riverfront.

Whenever you go out at that complex, you're going to find almost every attitude conceivable with it.

The people who have been in the community a longer time who remember the downtown flourishing... have a strong feeling for the downtown preservation. They are some of the blighting influences we do have downtown and I think they have some doubts as to whether it can be saved.

On the other hand, when you really start analyzing what downtown and what is not, we have a pretty strong downtown. I think this strength is one of our big problems, though.

We've never had a crisis of any major nature. And most downtown activities, with the possible exceptions of those in cities like Minneapolis, for example, have had to be brought almost to their knees before they've been allowed to put in the resources to turn the situation around, and sometimes it's been too late.

Q. How did you feel about the Blackhawk (hotel) closing?

A. Well, since I'm not from the Quad-Cities, I'm not as emotionally attached to the Blackhawk as some people are. For those who are familiar with the hotel business, all you have to do is pick up your paper almost any week or a national magazine and you can see another hotel has closed.

The old hotel that is surviving today is in opposition to the trend. And so I don't think the community can feel a great deal of guilt about the Blackhawk. On the other hand, if someone comes in and puts the right mix into that building... it's a good, solid

personal background is extremely varied. I worked professionally with just about every economic and age and special interest group in the downtown, but he's not naive either.

I graduated from Southern Illinois University, Carbondale. My degree was in recreation and community agency management. I started out as a recreation director in a small community in western New York and found the assets I was working in contact with — land use, comprehensive planning and development — I found the scope of the recreation field was not enough to deal with all of those issues. So when I went back to school, into community development and ended up in... planning and development.

Right again, dealing from inside, into community development, you're dealing largely with a response, a reaction situation. Someone brings you an issue and the city responds to it. I wasn't satisfied with that role.

When I had the chance to come to Davenport, it was with a private corporation of business leaders who were proven in both economic and civic areas and I had a chance to go into the active, rather than the responsive role.

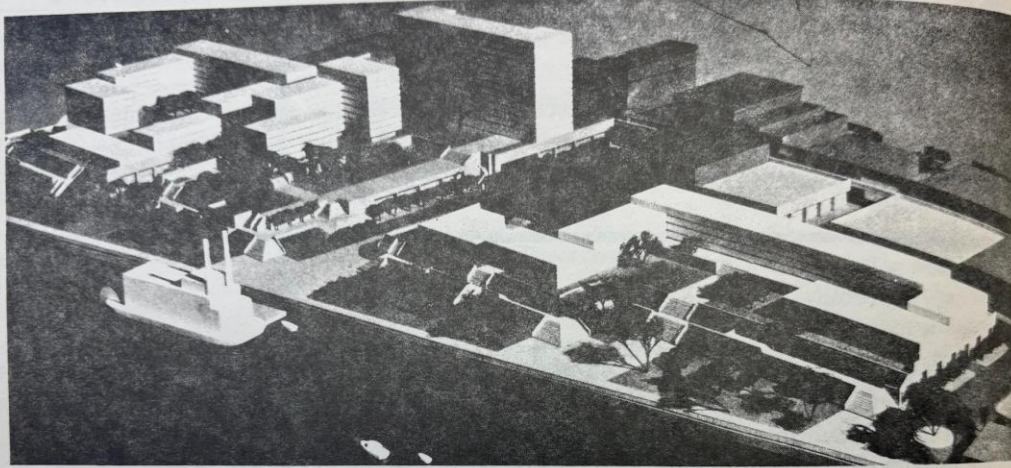
Q. Have you encountered misunderstandings?

A. Well, I think there probably are a number of myths that I spend a lot of time trying to correct. — One is that we are a collection of business leaders with a downtown as a commercial-retail area. Stabilizing our commercial-retail base is important to us. But it's only one of four or five major goals and development, housing development, physical improvements and economic improvements are the other four.

We're trying to get the message across that we're concerned with everything from land use to the kind of people who are employed.

Another myth is that all other communities in the Quad-Cities may be doing more than

Vision & Leadership Matter



MARCOU-O'LEARY DEVELOPMENT PLAN AND PROGRAM FOR DAVENPORT

CONSIDER THE FACTS...

YOU DECIDE HOW MONEY IS SPENT

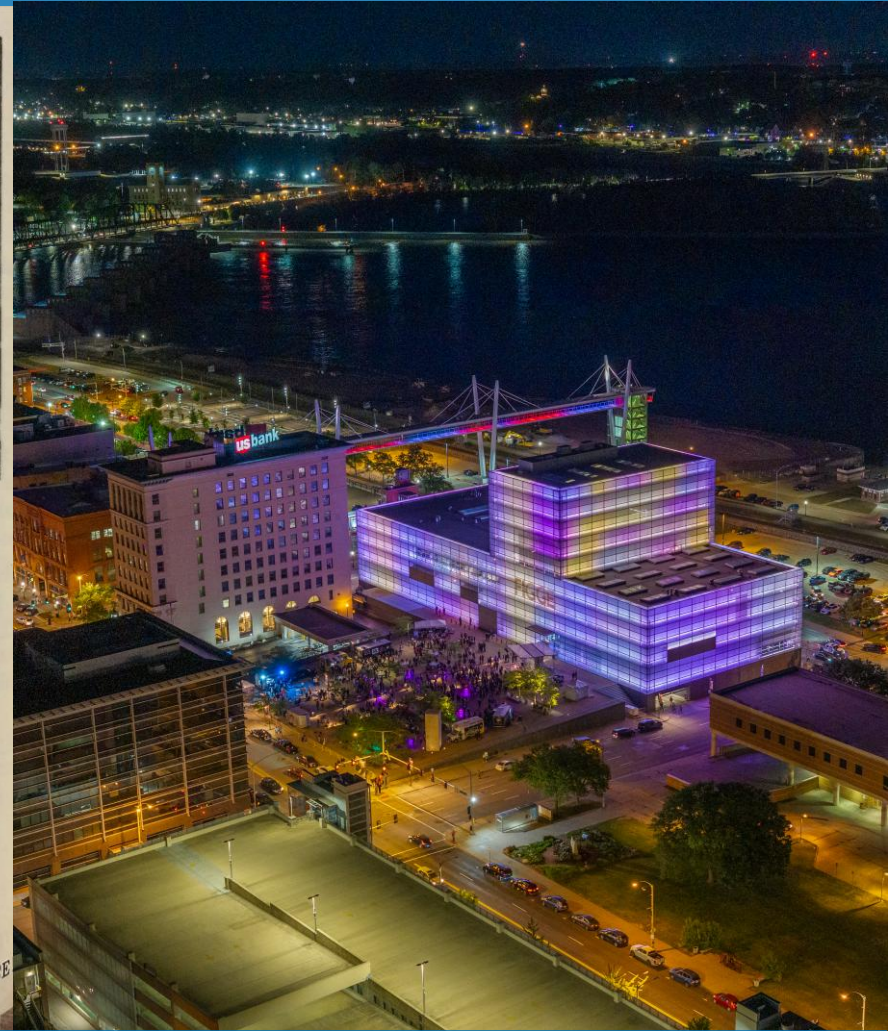
YOU DECIDE WHAT PROJECTS TO UNDERTAKE

YOU DECIDE
THE FUTURE OF

DOWNTOWN DAVEPORT

IT'S YOUR DOWNTOWN!

IT'S YOUR CHOICE



Private/Public Partnership
Teamwork makes the dream work

THANK YOU



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