

Gateway Redevelopment Group

Uniting community resources of volunteer service,
professional expertise, and financial assets
to save abandoned buildings in our neighborhood.

Annual Meeting

Gateway Redevelopment Group

Wednesday February 22, 2012

7:00 PM

532 West 7th Street (Beiderbecke Inn)

Agenda:

Election of the board

2011 Accomplishments

2011 Financial review

2012 Budget

2012 Goals

510 West 6th Street

Open discussion

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Board of Directors

President - Jack Haberman
Vice President- Craig Canfield
Treasurer- Dennis LaRoque
Secretary- Marion Meginnis

Board Member - Allan Hayes
Board Member - Dennis Lopez
Board Member – Paul Fessler

GRG 2012 Membership				
		2012 Membership Basis		
Member	2011 member	Volunteer Hours(20)	\$100/\$150 Dues	Donated Services
Jack Haberman	X	X		
Craig Canfield	X	X		
Marion Meginnis	X	X		
Allan Hayes	X	X		
Dennis LaRoque	X	X		
Paul Fessler	X	X		
Dennis Lopez	X	X		
Donna Winfield			X	
Jim Green	X	X		
David Cordes	X			
Lenny Boynton	X			
Marcia Canfield	X			
Steve Bartholomew	X			
Sara Bartholomew	X			
David Leiva	X			
Bryan Pattschull	X			
Bud Berg	X			
Maurice Woods	X			
Lois Woods	X			
Jim Thomas	X			
Judy Belfer	X			
Mike Weigondt	X			
Josh Watson	X			
Jeremy Keninger	X			
Max Ewalt	X			
Matt Rhomberg	X			
2011 members	25			

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2011 Progress Report

January	Received Iowa DNR grant of \$14,385 for storage barn.
February	
March	March 15, 2011 - 2010 Annual Meeting. Concrete slab for storage barn completed. Met with Kathy Morris of Scott county waste commission and Davenport Community Planning department to discuss the city promoting salvage of materials in homes being renovated or taken down.
April	City incorporated a watered down statement about salvaging materials in the proposed historic preservation ordinance.
May	Sponsored SHSI Historic tax credit workshop. Purchased 53 rd street barn for salvage.
June	Started barn salvage. Storage barn framing completed.
July	Continued barn salvage.....
August	Barn salvage completed.
September	Opened Jipp for the Gold Coast and Hamburg Historic District Association home tour.
October	Started storage barn siding. Installed sidewalk drainage.
November	Received ZBA approval for ARS operation. November 18 th started opening ARS every Friday from 10AM to 3PM.
December	
2011	25 members 899 volunteer hours 7,468 recorded volunteer hours to date \$7,103 ARS sales, \$16,429 ARS sales to date \$414,348 funding to date 1 salvage job plus several donations Assisted 2 people in filing for Iowa historic tax credits

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GRG Funding

January 1, 2012

Source	Date	Donations- Income	Grants	Loans
RDA 3 to 1 Challenge	August-04		\$2,500	
Friends of Jipp	September-04	\$7,500		
Alcoa CU	September-04	\$500		
SHSI Emergency grant	September-04		\$5,500	
SHSI HSPG	March-05		\$47,985	
RDA Jipp Phase 02	May-05		\$35,000	
Davenport HAPPEN program	May-06		\$30,000	
QC Housing cluster loan 5.5% interest	May-06			\$30,000
Stone Soup fund (interest free)	May-06			\$50,000
QC Home Builders Asc.	September-07	\$500		
Scott County Housing Council (Jipp apartment)	January-08		\$18,000	
Sale of 822 Gaines	August-08	\$86,000		
Jipp caretaker apartment rental	December-11	\$9,450		
ARS sales - to date	December-11	\$16,430		
Donations, membership - to date	December-11	\$5,850		
IBM (work station and 2 laptops, 2 laser ptrs)	2007\2008\2011	\$4,000		
RDA Jipp sidewalk- ADA ramp	May-09		\$10,000	
SCRA\SCHC grant (Jipp storm windows)	May-09		\$1,821	
RDA Weed and Seed Neighborhood guide	May-10		\$7,000	
Iowa Historical Tax Credits (822 Gaines)	April-10	\$31,477		
Iowa DNR Grant	Apr-11		\$14,835	
Totals by category		\$161,707	\$172,641	\$80,000
Total funding to date		\$414,348		

Storage barn costs to date					1-Feb-12
Date	Supplier	Amount	Description	Purpose	
12/6/2010	Freiburger Concrete	\$3,381.00	site prep stone driveway		
3/23/2011	Freiburger Concrete	\$2,879.00	pour slab	slab	
5/6/2011	building permit	\$42.35	Davenport		
5/23/2011	Sophie Foster	\$2,500.00	purchase barn	siding/shelving	
6/2/2011	Menards 306315311049902	\$94.50	barn sashes, sill sealer	windows	
7/8/2011	Mark Construction Invoice 490	\$10,221.95	Framing		
7/8/2011	Mark Construction Invoice 493	\$1,339.90	shingles	roof	
8/9/2011	Menards 29613082042	\$68.44	post mounts	shred roof	
10/11/2011	USPS	\$9.90	Postage DNR	DNR	
10/21/2011	Menards 15871075896	\$79.93	nails for siding	siding	
10/28/2011	Menards 20942086196	\$67.31	post anchors	shred roof	
10/29/2011	Menards 80910053404	\$62.87	masonry drill, nails	shred roof	
11/1/2011	Menards 59292054710	\$25.54	bolts	shred roof	
11/5/2011	Menards 74971056393	\$23.20	bolts, screws	shred roof	
11/14/2011	Blains 172678	\$63.83	door railings	doors	
11/14/2011	Blains 178266	\$188.03	door railings	doors	
11/17/2011	Menards 20605078685	\$15.58	nails for siding	siding	
Total costs		\$21,063.33			
\$14,835 DNR Grant		\$12,808.00			
GRG total cost		\$8,255.33			

53rd St. Barn Demolition Expenses					
Date	Supplier/item	Amount	Description	Purpose	
5/23/2011	Sophie Foster	\$2,500.00	purchase barn	siding/shelving	
6/3/2011	Menards 306315411035482	\$29.84	demo tools	barn demo	
6/3/2011	Menards 060368516001	\$32.54	tools	barn demo	
6/4/2011	Lowe's S0107nz11511563	\$26.07	tarps	barn demo	
6/4/2011	food Alan Hayes	\$191.93	crew lunch June 4th & 5th		
6/4/2011	food Marion	\$139.63	crew lunch June 4,5,11,18,25,26		
6/11/2011	Menards 306316211061293	\$15.70	demo tools	barn demo	
7/13/2011	Rush Roll	\$100.00	Dumpster	roof shingles	
7/20/2011	David Leiva	\$500.00	remove roof		
7/20/2011	Matt gas	\$80.00	gas for dump truck 9 trips	Dump truck	
Total		\$3,615.71			
ARS Barn sales					
6/17/2011	Barn window	\$10.00			
6/28/2011	Barn window, ladder, wooden pegs	\$20.00			
7/8/2011	misc barn boards	\$75.00			
7/13/2011	misc barn boards	\$196.00			
7/14/2011	galvanized fencing	\$5.00			
7/15/2011	scrap metal 360 lbs	\$43.20			
7/18/2011	scrap metal and wire 185 lbs	\$35.70			
7/23/2011	misc barn boards	\$190.00			
8/9/2011	cupola with weathervane	\$300.00			
9/24/2011	door and ladder	\$20.00			
12/16/2011	Iowa sign	\$10.00			
Total sales as of 1/28/2012		\$904.90			
1/11/2012 DNR grant		\$1,875.00			
Net Demolition costs		\$835.81			

Tax Credits Seminar May 5, 2011

Date	item	Amount	purpose
3/7/2011	Staples	\$24.49	mailing materials
3/24/2011	Post Office	\$17.60	announcement mailing
5/1/2011	Walmart	\$51.94	Serving materials
5/3/2011	Aldis	\$44.65	Salad and dessert ingredients
5/3/2011	Big Lots	\$8.35	Salads and serving materials
5/3/2011	HyVee	\$27.13	Salad and candy
5/3/2011	Aldis	\$8.72	dessert and salad items
5/4/2011	Whitey's	\$33.00	Dessert
5/5/2011	Café Fresh	\$323.63	Sandwiches
5/5/2011	kwik Shop	\$14.42	Soft drinks, water and ice
5/7/2011	HyVee	\$1.89	replace salad dressing brought by volunteer
6/28/2011	German American Heritage Center	\$65.00	room rental chk 1656
	Total	\$620.82	
	SHSI credit	\$795.00	
	net income	\$174.18	

Cash on hand		January 20,2011	January 26, 2012	
	Saving\Checking	\$21,703.31	\$18,453.51	(\$3,250)
	Paypal	\$68.68	\$132.50	\$64
Debts:	outstanding checks		\$1,248.77	
	Total cash on hand	\$21,771.99	17,337.24	(\$4,435)

Gateway Redevelopment Group			January 26, 2012	
2011 Budget		January 20,2011	Actual	Difference
Income:				
	Dues	\$1,000.00	\$550	(\$450)
	ARS Sales	\$4,000.00	\$7,103	\$3,103
	Fund raising	\$1,000.00	\$150	(\$850)
	Apartment Rent Jan. 1- Dec.31	\$4,200.00	\$4,200	\$0
	Grants	\$16,000.00	\$12,808	(\$3,192)
	Total Income	\$26,200.00	\$24,811	(\$1,389)
Expenditures:				
	Weed and Seed	\$513.00	\$513	\$0
	Jipp sidewalk\deck	\$13,000.00	\$5,900	\$7,100
	Storage barn	\$20,000.00	\$21,063	(\$1,063)
	Gas\electric	\$3,000.00	\$2,350	\$650
	Water	\$250.00	\$257	(\$7)
	Sewer\garbage	\$250.00	\$299	(\$49)
	Insurance	\$800.00	\$769	\$31
	Real Estate taxes	\$58.00	\$0	\$58
	Rental maintenance	\$500.00	\$13	\$487
	Office supplies	\$300.00	\$130	\$170
	Zoning Board Adjustment	\$500.00	\$400	\$100
	ARS Expenses	\$1,000.00	\$63	\$937
	Accounting fees	\$800.00	\$0	\$800
	Total Expenditures	\$40,971.00	\$31,758	\$9,213
	Year End Balance	\$7,000.99	\$17,337	\$10,336

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2012 Budget

February 1, 2012

Cash on hand	\$17,337
Income:	
Dues	\$1,000.00
ARS Sales	\$6,000.00
Fund raising	\$1,000.00
Apartment Rent Jan. 1- Dec.31	\$4,200.00
Grants	\$4,000.00
Total Income	\$16,200.00
Expenditures:	
Jipp sidewalk\deck	\$4,000.00
Storage barn	\$2,000.00
Gas\electric	\$3,000.00
Water	\$300.00
Sewer\garbage	\$300.00
Insurance	\$900.00
Rental maintenance	\$500.00
Office supplies	\$300.00
ARS Expenses	\$1,000.00
Remove paint front of Jipp	\$3,800.00
grade & gravel parking area	\$2,000.00
Jipp house rear windows	\$3,800.00
HEPA Vacuum	\$500.00
Total Expenditures	\$22,400.00
Year End Balance	\$11,137.24

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Treasurer
Dennis LaRoque
Secretary
Marion Meginnis
At Large:
Allan Hayes
Dennis Lopez

I _____ pledge _____ hours of service in exchange
for 2012 membership in the Gateway Redevelopment Group.

Skills\type of service

Availability

Signature _____

date _____

Address

Telephone Number _____

Email _____

GRG
732 Gaines Street
Davenport, Iowa
52802

563 326-3290

On the Web at
grgdavenport.org

The Gateway Redevelopment Group (GRG) is a not for profit 501(C)(3) organization.

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1. **Voluntary Participation.** I, _____, acknowledge that I have voluntarily agreed to participate in the Gateway Redevelopment Group Project (the "Project"), a project in which homes will be repaired/renovated or have architectural items salvaged from them by volunteers, unskilled in home repairs, renovation and salvage. I understand that as a volunteer I will not be paid for my services and that I will not be eligible for any Workers Compensation benefits. I further agree that my participation in the project may be orally terminated at any time.

2. **Assumption of Risk.** I AM AWARE THAT IN VOLUNTARILY PARTICIPATING IN THE PROJECT, I MAY BE EXPOSED TO PERSONAL INJURY OR DEATH OR DAMAGE TO MY PROPERTY AS A RESULT OF MY ACTIVITIES, THE ACTIVITIES OF OTHER VOLUNTEERS - WHO MAY NOT AT ALL TIMES ACT CAREFULLY, OR THE CONDITIONS UNDER WHICH MY VOLUNTEER SERVICES ARE PERFORMED. I HAVE KNOWLEDGE OF THE POSSIBLE RISKS, INCLUDING, BUT NOT LIMITED TO THE EXISTENCE OF HAZARDOUS MATERIALS AT THE WORKSITE, AND I KNOW AND APPRECIATE THOSE RISKS. I HAVE RECEIVED NO ASSURANCE THAT THESE ACTIVITIES WILL BE SAFE AND I ACKNOWLEDGE THE POSSIBILITY OF NEGLIGENT WRONGDOING BY ME AND BY OTHER VOLUNTEERS. WITH KNOWLEDGE OF THESE RISKS, I VOLUNTARILY UNDERTAKE TO ENCOUNTER THESE KNOWN RISKS AND I EXPRESSLY AGREE TO ASSUME ANY AND ALL RISKS OF PERSONAL INJURY OR DEATH OR DAMAGE TO MY PROPERTY. I ALSO UNDERSTAND THAT ANY DAMAGE TO MY PERSONAL VEHICLE DURING MY VOLUNTEER ASSIGNMENT IS NOT COVERED BY THE PROJECT'S INSURANCE.

3. **Release.** In consideration of the opportunity afforded me to participate in the Project, I hereby agree that I, my successors, assignees, heirs, guardians and legal representatives will not make any claim against: Gateway Redevelopment Group, its affiliated sponsors, organizations, its officers or directors, the suppliers of any materials or equipment that are used during the Project, any of the Project volunteers, or any homeowner participating in the Project, for know or unknown injury, damage, or death resulting from the negligent acts or omissions of any person, including my own, or entity, however caused, arising from my participation in the Project. Without limiting the generality of the foregoing, I hereby waive and release any rights, actions or causes of action resulting in my personal injury, or death or damage to my property, sustained in connection with my participation in the Project; provided, however, that the injury, death or damage was not caused by an act or omission that was reckless, wanton, intentional, or grossly negligent.

I hereby knowingly, consciously, intelligently, and freely intend to abandon and release all unknown claims which may arise from my participation in this Project. I certify that I have read this entire Agreement, Assumption, and Release including the following on this page:

4. **Consent.** I further freely consent to the unrestricted use by Gateway Redevelopment Group and/or any person authorized by them of any photographs, recordings, interviews, videotapes, motion picture or similar visual or auditory recording of me created in connection with the Project, and I expect and anticipate no remuneration there from.

Executed at _____, Iowa, on _____, 201__.

Volunteer Signature

Volunteer Name (Please Print)

Group or Affiliation

Mailing Address

Phone

E-mail address