

Annual Meeting

Gateway **R**edevlopment **G**roup

Wednesday, February 17, 2010

7:30PM

The Jipp Home and Grocery-730-732 Gaines

Agenda:

Election of the board

2009 Financial review

2009 Accomplishments

2010 Budget

2010 Goals

Open discussion

| GRG Balance sheet Febuary 5, 2010 | |
|---------------------------------------|--------------------|
| Assets | \$13,671.54 |
| Debt | (\$22,586.61) |
| Net | (\$8,915.07) |
| Tax credits filed January 2010 | \$31,477.00 |
| Net | \$22,561.93 |

| GRG Assets February 5, 2010 | | | |
|-----------------------------|-------------------------|-------------|-------------|
| Date | Source | Amount | |
| 2/3/2010 | Ascentra Shares | \$1,170.22 | |
| 2/3/2010 | Checking | \$12,432.94 | |
| 2/5/2010 | Paypal | \$68.38 | |
| 2/5/2010 | Iowa tax credit SFY2010 | | \$31,477.00 |
| | | | |
| Total | | \$13,671.54 | \$31,477.00 |

| GRG Debts February 5, 2010 | | | |
|----------------------------|---------------------------------------|-------------|--|
| Date | Item | Amount | |
| 2/5/2010 | Haberman unpaid 822 charges 2006-2008 | \$16,500.98 | |
| 2/5/2010 | Haberman unpaid 730\GRG charges 2009 | \$4,546.13 | |
| 2/5/2010 | Meginnis unpaid 730\GRG charges 2009 | \$945.50 | |
| 2/5/2010 | Scott County Landfill | \$594.00 | |
| | | | |
| Total | Total GRG Debt | \$22,586.61 | |

ARS Sales 2009

| Date | item | amount | customer | Pay-ment | source |
|----------|-----------------------------|-------------------|-------------------|----------|-------------------------------|
| 1/31/09 | red marble 6"x24" | \$20.00 | Diana Sandersen | cash | Forest Block |
| 3/1/09 | mortise lock | \$5.00 | Harold Jestal | cash | |
| 4/1/09 | 3 sash pulley | \$25.00 | Alan Egley | check | |
| 4/14/09 | Newell post | \$100.00 | Dave Hass | cash | ice house |
| 4/25/09 | 2 oak columns | \$45.00 | Aaron Laake | check | John and Danny |
| 4/25/09 | porch post | \$15.00 | Aaron Laake | check | Max |
| 5/2/09 | steel column | \$15.00 | Trent Pedersen | check | 822 |
| 7/2/09 | stair rails and mantel | \$900.00 | Terry Dial | check | Max Ewalt |
| 8/11/09 | Radiator | \$25.00 | Rebecca McMarley | check | 624 |
| 8/11/09 | Glass knobs | \$5.00 | | check | ? |
| 8/11/09 | front door | \$25.00 | Kathy | check | ? |
| 8/11/09 | 5 window sashes | \$55.00 | | check | ? |
| 8/23/09 | 3 radiators and toilet tank | \$100.00 | David Cordes | check | Carol and Marshall, 6242, Max |
| 9/16/09 | Door knob and lock | \$20.00 | walk in | cash | 5th and Brady apartment house |
| 9/19/09 | Door knobs | \$20.00 | Home tour | cash | |
| 9/19/09 | wall sconce | \$25.00 | Home tour | check | |
| 10/24/09 | register | \$10.00 | Steve Bartholomew | cash | ? |
| 11/7/09 | sq porcelain sink | \$150.00 | Regina Dahl | chk 5281 | Max Ewalt McClain hgts house |
| 11/20/09 | 10 doors | \$200.00 | Woods | chk 6379 | St Ambrose brick house |
| 11/20/09 | 2 chairs | \$10.00 | Woods | " | Jipp drop off |
| 11/20/09 | 2 deco wall sconces | \$20.00 | Woods | " | ? |
| 11/20/09 | 5 beveled glass window set | \$800.00 | Woods | " | 809 Perry (Palmer) |
| | Fireplace tile set | \$200.00 | Marion | | 809 Perry (Palmer) |
| | 2 chairs | \$10.00 | Marion | | Jipp drop off |
| | pedestal sink | \$100.00 | Marion | | Jestal |
| | Oval Wall mount sink | \$100.00 | Marion | | Max from Ruhl house |
| 11/28/09 | Christmas tree | \$50.00 | Fosters | chk 5596 | Menards \$40 |
| 11/28/09 | Christmas tree | \$60.00 | Marion | | Menards \$50 |
| 12/3/09 | 3 iron grates | \$28.80 | Duane Timm | chk6666 | ? |
| 12/18/09 | 3 spindles | \$9.00 | Woods | chk 6609 | 809 Perry (Palmer) |
| 12/18/09 | 36" hand Rail | \$10.00 | Woods | chk 6609 | ? |
| 12/18/09 | 5 pair hinges | \$20.00 | Woods | chk 6609 | 5th and Brady apartment house |
| 12/18/09 | 10 pair knobs and plates | \$200.00 | Woods | chk 6609 | ? |
| | | | | | |
| | | \$3,377.80 | | | |

Gateway Redevelopment Group
Profit & Loss
 January through December 2009

| | Jan - Dec 09 |
|--|--------------|
| Ordinary Income/Expense | |
| Income | |
| 4020 · ARS sales | 3,065.80 |
| 4030 · Contributions Income | |
| 4070 · Unrestricted | 350.00 |
| Total 4030 · Contributions Income | 350.00 |
| 4090 · Membership Dues | 1,200.00 |
| 4110 · Grants | 13,821.76 |
| 4120 · Apartment Rental | |
| 4122 · Rent Payment | 1,750.00 |
| Total 4120 · Apartment Rental | 1,750.00 |
| Total Income | 20,187.56 |
| Expense | |
| 6020 · Apartment Expenses | |
| 6021 · Fees | 60.00 |
| Total 6020 · Apartment Expenses | 60.00 |
| 6050 · Property taxes | |
| 6051 · Jipp property taxes | 26.40 |
| Total 6050 · Property taxes | 26.40 |
| 6160 · Dues and Subscriptions | 25.00 |
| 6180 · Insurance | |
| 6185 · Liability Insurance | 707.00 |
| Total 6180 · Insurance | 707.00 |
| 6240 · Miscellaneous | 1,122.90 |
| 6255 · Advertising | 200.00 |
| 6270 · Professional Fees | |
| 6650 · Accounting | 850.00 |
| 6655 · Consulting | 53.22 |
| Total 6270 · Professional Fees | 903.22 |
| 6390 · Utilities | |
| 6400 · Gas and Electric | 2,252.82 |
| 6410 · Water | 100.26 |
| 6420 · Sewer fee | 0.34 |
| Total 6390 · Utilities | 2,353.42 |
| 6800 · ARS expenses | |
| 6810 · Material for Resale | 90.00 |
| Total 6800 · ARS expenses | 90.00 |
| Total Expense | 5,487.94 |
| Net Ordinary Income | 14,699.62 |
| Other Income/Expense | |
| Other Income | |
| 7010 · Interest Income | 5.85 |
| Total Other Income | 5.85 |
| Net Other Income | 5.85 |
| Net Income | 14,705.47 |

GRG 2010 Membership

| GRG 2010 Membership | | | | | |
|--------------------------|-------------|---------------------|------------|-----------------|------------------|
| | | Membership Basis | | | |
| Member | 2009 member | Volunteer Hours(20) | \$100 Dues | 0 Interest Loan | Donated Services |
| <i>Lenny Boynton</i> | X | | | | |
| Craig Canfield | X | X | | | |
| <i>Marcia Canfield</i> | X | | | | |
| Dennis LaRoque | X | X | | | |
| Allan Hayes | X | X | | | |
| <i>Joe Seng</i> | X | | | | |
| <i>Maynard Siegel</i> | X | | | | |
| <i>Vince Ryan</i> | X | | | | |
| <i>Sara Ryan</i> | X | | | | |
| <i>Duane Timm</i> | X | | | | |
| <i>Steve Bartholomew</i> | X | | | | |
| <i>Sara Bartholomew</i> | X | | | | |
| <i>Monica Smith</i> | X | | | | |
| <i>Paul Fessler</i> | X | | | | |
| Dennis Lopez | X | X | | | |
| <i>Becky Lopez</i> | X | | | | |
| Jack Haberman | X | X | | X | |
| Marion Meginnis | X | X | | X | |
| <i>Bud Berg</i> | X | | | | |
| <i>David Cordes</i> | X | | | | |
| <i>David Leiva</i> | X | | | | |
| Maurice Woods | | | X | | |
| Jim Thomas | | | X | | |
| Judy Belfer | | | X | | |
| <i>Cynthia Taylor</i> | X | | | | |
| <i>Carol Schaefer</i> | X | | | | |

Gateway Redevelopment Group

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

President
Jack Haberman
Vice President
Craig Canfield
Treasurer
Dennis LaRoque
Secretary
Marion Meginnis
At Large:
Allan Hayes
Dennis Lopez

I _____ pledge _____ hours of service in exchange
for 2010 membership in the Gateway Redevelopment Group.

Skills/type of service

Availability

Signature

date

Address

Telephone Number _____

Email _____

GRG
519 W 8th Street
Davenport, Iowa
52803

563 326-3290

On the Web at
grgdavenport.org

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

2009 GRG Highlights

| | GRG | Jipp | ARS |
|-----------|--|--|--|
| January | | | |
| February | | | |
| March | | Completed drywall 1 st floor. Special thanks to David Leyva. | |
| April | Iowa Preservation Alliance - Preservation at its Best Award for 822 Gaines. | GRG receives Paint Iowa Beautiful grant (14 gallons). | |
| May | | Received \$10,000 RDA grant for Jipp Sidewalk and deck. Bettendorf Christian Church Love project-painting and brick pathway. | |
| June | Worked on marketing 421 W 6 th St. Jessie Hammes agrees to take on rehab. | Received \$1,832 SCRA\SCHC grant for Jipp apartment storm windows | |
| July | Marion reelected Quad Cites Housing Cluster secretary. | Completed apartment. Special thanks to Marion Meginnis and Dennis Laroque. | |
| August | Wall papered Hamburg District Resource Center. Special thanks to Duane Timm. | Apartment rented. Exterior and interior painting completed. | |
| September | Jipp apartment on the Hamburg Historic District Home tour. ARS open for tour. | Finished loading dock siding. Special thanks to Marcia and Craig Canfield. Finished tuck pointing and loading dock masonry. | Salvaged interior 227 East 15 th St. Thanks to First Baptist Church. |
| October | City awarded renewable \$100,000 Weed & Seed grant. Marion served on Steering Committee. Appointed chairman of Restoration Committee. | Storm windows painted and installed. | Salvaged interior 809 Perry. Thanks to Denny Lopez and Palmer college. |
| November | | | |
| December | 23 members Yearly total 840 recorded volunteer hours. Assisted 5 individuals file for Historic tax credits. | | 2009 Sales \$3,377 |

Gateway Redevelopment Group

2010 Budget

February 7, 2010

Assets:

| | |
|--|-------------|
| Cash on Hand | \$13,671.54 |
| SFY 2010 Historic Tax credits 822 Gaines project | \$31,477.00 |
| 730\732 Gaines | |
| ARS Inventory | |

Debts:

| | |
|--|---------------|
| Interest free Loan 822\730 expenses due March 2010 | (\$21,992.61) |
|--|---------------|

Income:

| | |
|-------------------------------|------------|
| Tax Credits minus loan payoff | \$9,484.39 |
| Dues | \$1,000.00 |
| ARS Sales | \$4,000.00 |
| Sale of lot | \$300.00 |
| Fund raising | \$1,000.00 |
| Apartment Rent June 1- Dec.31 | \$4,200.00 |
| Grants | |

Total Income \$19,984.39

Expenditures:

| | |
|-------------------------|-------------|
| Jipp sidewalk\deck | \$13,000.00 |
| Scott County Landfill | \$594.00 |
| Gas\electric | \$2,500.00 |
| Water\sewer\garbage | \$400.00 |
| Insurance | \$800.00 |
| Real Estate taxes | \$58.00 |
| Office supplies | \$300.00 |
| Zoning Board Adjustment | \$500.00 |
| ARS Expenses | \$4,000.00 |

Total Expenditures \$ 22,152.00

Year End Balance \$11,503.93

2009 Goals. A brief discussion of goals for 2009 followed. The goals were:

❖ **Finish Rehab of Jipp Store and Open ARS**

Finish rear floor of house—
Windows, storms (On order and hoping to pay for with grant)
Tin ceiling
Basement stairs
Shelving
Dumb waiter
Inventory program
Investigate what we need to do to open shop
Complete neighborhood resource center (July 4th)

Address damp basement issues

Need to rebuild sidewalk and put in drainage.
Find funding to pay for this work (Estimated at \$10,000)

❖ ~~**Complete Restoration of Jipp House and Construction of Caretaker Apartment**~~

~~Set May 1st deadline for resident to move in.
Find someone to lay laminate. (Later, Bud Berg offered to help with the laminate)~~

❖ **Renew Salvage Efforts**

Assemble the resources and space to be able to do more salvage.
Contact city, St. Ambrose and Palmer about "College Town" in area south of Locust. There may be salvage.

❖ **Refocus Group from Rehabbing to Assisting Others in Rehabbing**

❖ **Explore Infill Opportunities**

- Inventory potential vacant properties in the neighborhood
- Talk to potential partners about moving rather than razing appropriate structures
 - Dennis Lopez will contact Palmer
 - Allan Hayes will contact St. Ambrose
 - Marion & Jack will contact the city of Davenport