

# City of Eldridge Committee of the Whole Meeting Minutes

The City of Eldridge, Iowa, City Council met in an open Committee of the Whole session at the Eldridge Community Center at 6:01pm on September 8, 2025.

Council Members Present: Brian Dockery, Scott Campbell, Dan Collins, Ryan Iossi, and Adrian Blackwell.

Presiding: Mayor Frank King

Also Present: Nevada Lemke, Jeff Martens, Rick Schaeffer, Charlie Armstrong, Erin Gentz, Marty O'Boyle, and Ashley Atkins.

Presentation: Charlie Armstrong & Rick Schaeffer of NAI Ruhl Commercial Company made a presentation to the Council regarding Economic Development. They provided some background on the condition of the Commercial Real Estate Market since emerging from COVID in 2020. They provided information on their developments within the city limits of Davenport just South of Slopertown Road and spoke to the future development plans in the West industrial park area of Davenport and the current sewer extension project they are constructing. They provided information about the properties they currently represent within the City of Eldridge limits including the QUIA site and the Avery site as well as the development interest they've had over the past 60 days of marketing the sites. They presented 3 Phases of their development plan with Phase I focusing on property already within City limits and ready for development (QUIA & Avery), Phase II including the properties under RIVALDD & RG Prime that are currently being rezoned for Industrial Development, and Phase III including properties to the West of the current City limits that would be voluntarily annexed into the City for future development. Charlie and Rick stated that the potential for Eldridge is significant right now and the timing is important with a 3-5 year lead before Davenport is ready for West end development. They emphasized the importance of providing Utility access to the sites for shovel ready development or even spec buildings which have been in high demand, but it is crucial to prepare these sites with access to utilities and capacity to serve the customers.

## Old Business

- A. Update on Lincoln Road re-classification
  - a. Administrator Lemke informed the Council that the Iowa DOT denied the QC MPO's recommendation from Bi-State's Transportation Technical Committee and Policy Committee to reclassify Lincoln Road so it would be eligible for State and Federal funding. The DOT stated that the traffic was not indicative of a need for reclassification and that no significant development or plans for future development were shared. Lemke stated that the next step would be to go back to the Iowa DOT for reconsideration and to provide the residential, commercial, and industrial development plans for growth along Lincoln Road. If the Iowa DOT does not reconsider, then additional options will need to be considered for any reconstruction project to add a walking/multiuse path and curb and gutter along Lincoln Road.

Motion by Campbell to go into Closed Session pursuant to Iowa Code 21.5(1)i "To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session." at 6:38pm. Second by lossi. Roll call vote indicated Campbell (Aye), lossi (Aye), Blackwell (Aye), Dockery (Aye) and Collins (Aye).

Resumed Open Session at 7:01pm. No Action taken in Closed Session.

Motion by Dockery to adjourn at 7:02pm. Second by Campbell. Motion was approved unanimously by voice vote.

Submitted by Nevada Lemke, City Administrator/Acting City Clerk