

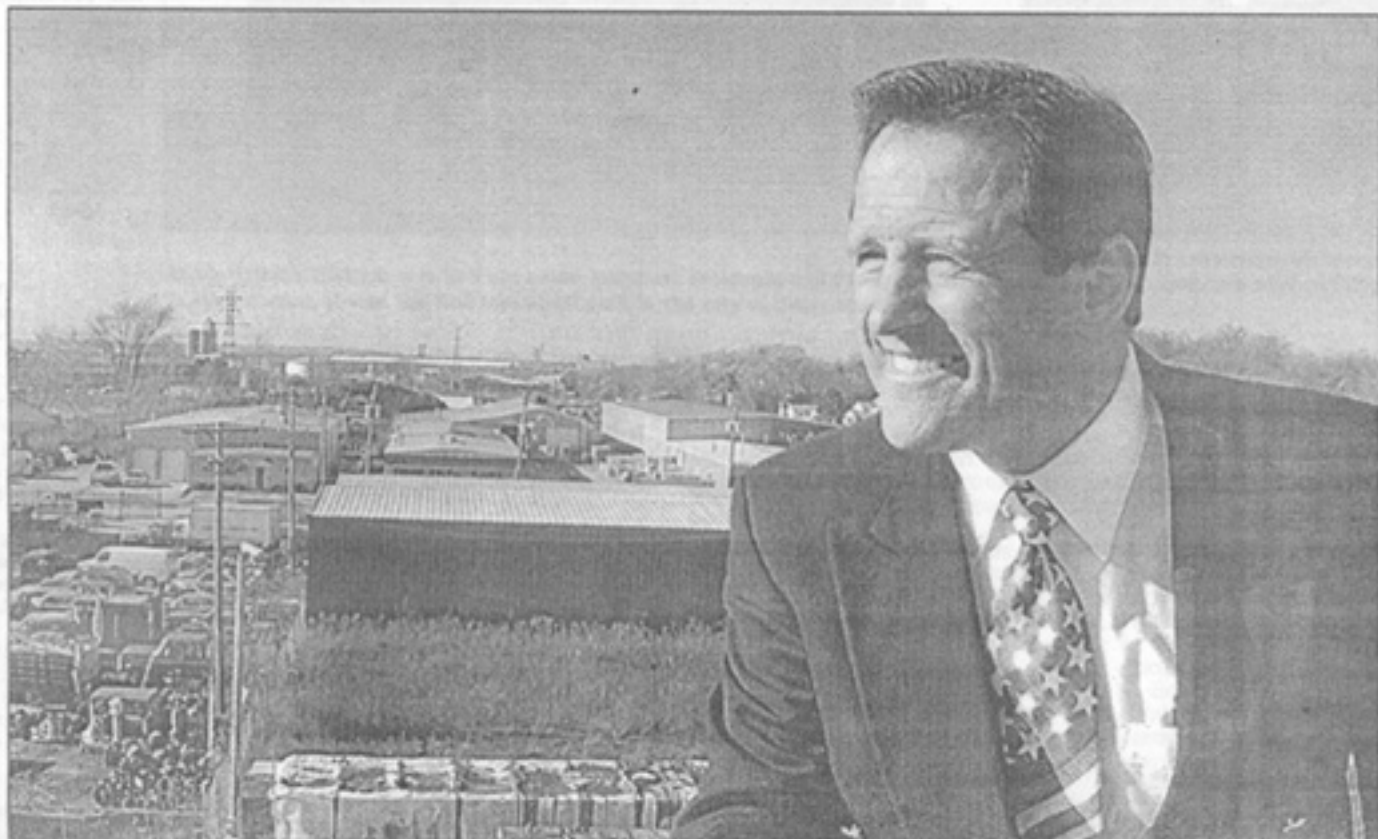
# Bettendorf NEWS

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Larry Fisher/BETTENDORF NEWS

## Pribyl provides spark to renovate industrial area

When Randy Pribyl was 14 years old, he got his first job pulling weeds for the Davis Greenhouse in downtown Bettendorf. That provided some incentive for a new project – in the area known to long-time residents as the Davis Greenhouse Addition. Running between the riverfront and State Street, and from 28th to 42nd streets, a plan is now afoot to improve and renovate what was Bettendorf's first industrial park.

*Pribyl: Railroad cooperates and fixes crossing*

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Bettendorf native promotes industrial area's renovation

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# Pribyl gives back to hometown



Photos by Larry Fisher/BETTENDORF NEWS

Randy Pribyl's first job was in what some long-time residents call the Davis Greenhouse Addition, and he's now working to fix up the area. It was the first industrial park in the city of Bettendorf.

## He pushes to improve city's first industrial area

By Cynthia Mangieri  
BETTENDORF NEWS

Randy Pribyl, first vice president of a Davenport stockbroker firm, is a hometown boy and proud of it.

Combine this pride with his belief that helping and giving to others is one of the most self-fulfilling things a person



Pribyl

can do, and you've got the reason he is a Bettendorf Chamber of Commerce member spearheading a task force for the Economic Development Committee.

When told he'd been described as a "dynamic individual possessed of leadership, who has made a big difference in this community," he looked uncomfortable, then admitted, "It would be a dream to have that be correct."

Pressed for an answer, he suggested that someone might see him that way because he has made a conscious effort along those lines.

"It's like my wife said after I spent months fixing up my 1966 GTO, and won second in the nation at a national competition in 2000. 'What's the value of this?'"

He examined his life and made a time allotment change. He was already active in his church. "I joined the choir at my church, Trinity Lutheran, in Davenport, and was appointed a church elder. Becoming an elder has really made a big impact on my life. People from the church come to me with their problems. Problems with their kids, spouses, money ... I feel it has been the highest honor in my life to have that position."

His experience as a stockbroker and investment specialist lead him to teaching about economics. His enthusiasm is evident during the interview, as he moves around the room, promoting the power of spending less and saving early.

He brings this energy to the eighth grade class he works with at Holy Family School, Davenport.

"Each year, the kids save their money over the summer and bring it to class in the fall, along with their parents. Randy advises them on stocks to pick and is very conscientious, com-

ing in throughout the year to explain their progress and give them updates," said Marilyn Leng, the teacher.

"He has a very good repertoire with the kids and always follows through. He doesn't charge us anything, because he believes in it. He teaches the kids, and their families to become investors, not just spenders.

"It's a lot of work for him. He is a good community leader and example for the kids to follow," she said.

### Joins the Chamber

Pribyl said he thought the Bettendorf Chamber of Commerce membership might be another way to become a community leader. He joined this past February.

During a meeting he attended, discussion turned to geographic areas in need of improvement. While visiting a client, he had frequented the original industrial park in Bettendorf. This region is between the riverfront and State Street, and runs from 28th to 42nd streets.

Known by long-time residents as the Davis Greenhouse Addition, the project appealed to Pribyl partly because his first job, at 14, was to pull weeds for Davis Greenhouse.

Feeling an affinity for the often-overlooked area, he noted poor roads, water drainage problems, hard-to-find businesses and overall lack of curb appeal.

But he also realized the possibilities of the area. It is a huge tax and employment base for the city. It has an existing flood wall, great highway access from State Street, and appropriate zoning. He suggested the Industrial Park be examined.

The newly-formed task force discovered that already existing businesses in that area might start to relocate elsewhere, or decide not to expand. They noted State Street is a main corridor of the city and the only part many drivers see while crossing the Quad-Cities.

The area was included in the focus on city development.

Businesses of the newly-named State Street Industrial Park have responded positively. About 80 percent of the almost 40 owners have had input in the area's future and most are donating time, man hours and/or materials.

— PRIBYL

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# Pribyl: Railroad cooperates and fixes crossing

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"The idea is to have a place where people will want to come to shop and work. Places like Hampton Crane, Quad City Brick and Tile and Tri-City Blacktop are beautiful, and examples of what other businesses can do," Pribyl said.

## Railroad helps too

Pribyl also lauds the role of I & M Rail Link of Silvis, Ill., in the development process. The rail crossing on 35th, just south of State Street was deteriorating. It usually takes about five years for a track crossing to be fixed, but this got fixed immediately.

"The crossing was so bad, that large trucks would get hung up on the rails and tractors would be used to pull them off! Even though this spring's flood shut them down, and their business has not been great, I & M did not wait for the city and state to bear the usual two-thirds cost of

fixing the crossing. They incurred all the expense ... We were really grateful."

Pribyl said he's not a one-man show, and appreciate helps from people like Carol Seitz of McCarthy Bush Real Estate, Phil Rothman of Bryant Bureau Sales Recruiters and Scott Tunnicliff of the Bettendorf Chamber of Commerce.

"They are all dedicated people, and that is what this will take, along with the support of the people of Bettendorf to give these businesses a chance.

"The owners are making monetary sacrifices to improve the community," he points out. "The public needs to go on down to State Street, and re-discover the businesses and shops, then resolve to shop there."

## Giving back

Pribyl said his dream is to work for no wages, spend time with his children and grandchildren, fish with his buddies and

maybe do some kayaking with his wife of 7 years, Carol. He described her as "strong where I am weak, a wise and fun companion who would be a blessing to any man."

He would also like to travel around helping others learn how to really use their money and about share what he believes is most important in life.

"The number one thing I have learned is that I was born with an owner's manual. It has helped me with problems with bosses, friends, family, taught me to celebrate. It is called 'The Bible,' and it is the luckiest thing I've ever found. It is an absolute gem for figuring out your life.

"I have also found out in 20 years of investment work that there is no correlation between money and lasting happiness. And that how much money a person has is not a function of how much a person earns, but how much of that he saves."

And according to Randy Pribyl, how much he gives back.