

STATE OF IOWA
Department of Public Safety
INVESTIGATIVE REPORT



**DIVISION OF
CRIMINAL
INVESTIGATION**

CASE NUMBER: 2023014262
Version I

THIS INVESTIGATIVE REPORT IS THE PROPERTY OF THE DIVISION OF CRIMINAL INVESTIGATION AND IS
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LIMITATIONS ON DISCOVERY OF POLICE REPORTS

POLICE REPORTS

1. A defendant does not enjoy routine pretrial access to police investigative reports. *State v. Groscost*, 355 N.W.3d 32, 35 (Iowa 1984).
2. "...Such material (police investigation reports) is made available before trial, if at all, only upon proper motion and the exercise of the court's sound discretion." *State v. Groscost*, 355 N.W.2d 32, 35 (Iowa 1984).
3. It "is not mandatory for the court to order state disclosure of the names of all persons with knowledge of the incident." *State v. Thompkins*, 318 N.W.2d 194 (Iowa 1982).
4. There is no constitutional requirement that the prosecution make a complete and detailed accounting to the defense of all police investigatory work on the case. *United States v. Agurs*, 427 U.S. 97, 109 (1976).
5. The mere possibility that an item of undisclosed information might have helped the defense, or might have affected the outcome of the trial, does not establish "materiality" in the constitutional sense. *United States v. Agurs*, 427 U.S. 97, 109 (1976).
6. "...It is clear from both Iowa and federal decisions not all information in the prosecution's file must be turned over as a matter of constitutional due process." *State v. Hall*, 249 N.W.2d 843, 846 (Iowa 1977).
7. "...Defendant's entitlement to exculpatory evidence is 'a separate issue from whether defendant was entitled to have the court look through the State's files to determine if exculpatory material existed.'" *Groscost*, 355 N.W.2d 32, 37 (Iowa 1984). The Supreme Court has held "...a defendant is not entitled to all information in the prosecutor's files and that dragnet requests for information are properly refused." *State v. Groscost*, page 37.
8. In the absence of a factual showing to the contrary, a defendant is not entitled to an in-camera inspection of the State's investigatory files during trial to assure compliance with a pretrial motion for exculpatory evidence. *State v. Kase*, 344 N.W.2d 223, 227 (Iowa 1984).

STATEMENTS

1. "Statements of prosecution's witnesses, where material to the preparation of the defense, are to be the subject of discretionary discovery in advance of trial..." *State v. Kase*, 339 N.W.2d 157, 159 (Iowa 1983).
2. "This right to (pretrial) production of witnesses' statements is not absolute...The decision as to production must rest in each case with the good sense and sound discretion of the district court with an eye toward obtaining an expeditious and fair criminal trial." *State v. Kase*, 339 N.W.2d 157, 160 (Iowa 1983).
3. "The distinction between a statement made by a witness and one that is an imprecise summary of what another understood the witness to say has been made on the federal level as well as in Iowa." *State v. Groscost*, 355 N.W.2d 32, 36 (Iowa 1984).

MISCELLANEOUS

1. An informant's identity is not discoverable unless he "personally observed" or "participated in" the incident which is the basis of the charge for which the defendant is on trial. *State v. Luder*, 346 N.W.2d 802 (Iowa 1984).
2. Ordinarily there is no constitutional right to discover alleged exculpatory evidence before trial. *State v. Cuevas*, 282 N.W.2d 74 (Iowa 1979).
3. Iowa Rule of Criminal Procedure 13 (6) (a) allows for protective orders restricting, deferring, or otherwise controlling discovery procedures.
4. The burden is on the defendant to show that the prosecution withheld exculpatory evidence. *State v. Mark*, 286 N.W.2d 396 (Iowa 1979).
5. The Supreme Court will not presume that the withheld material was exculpatory. *State v. Mark*, 286 N.W.2d 396 (Iowa 1979).
6. There is no violation of the duty to disclose where both the prosecution and the defense have equal access or lack of access to the information. *Hamann v. State*, 324 N.W.2d 906 (Iowa 1982).
7. Once the prosecution has offered to let the defendant inspect evidence, the State "has no obligation to evaluate that evidence for defendant." *State v. Taylor*, 287 N.W.2d 576 (Iowa 1980).
8. "A defendant's request for exculpatory evidence must be for information which the State possesses." *Hamann v. State*, 324 N.W.2d 906 (Iowa 1982).
9. Prosecutor's notes which do not contain exculpatory evidence are not discoverable if they are not signed, adopted, or approved by a witness. *State v. Jacoby*, 260 N.W.2d 828 (Iowa 1977).

CIVIL CASES

"A public officer cannot be examined as to communications made to him in official confidence, when the public interest would suffer by the disclosure." Iowa Code 611.11.

The privilege (under 622.11) "targets and protects the communication itself, including any written report of the communication, and not just oral examination of the public officer. Therefore, when the State can satisfy the other prerequisites for shielding from disclosure confidential communications to a public officer, the privilege may be invoked at any stage of the proceedings where confidential communications would otherwise be disclosed, not just when a witness is testifying." *State ex rel. Shanahan v. Iowa District Court*, 356 N.W.2d 523, 528 (Iowa 1984).

To invoke the statutory privilege to maintain confidentiality of communications made to its public officers "the State need not conclusively prove that disclosure to the litigants of some specific part of the file might jeopardize its overall investigation." *State ex rel. Shanahan v. District Court*, 356 N.W.2d 523, 529 (Iowa 1984).

"Because the litigants have not shown that the information in the DCI file is critical to a thorough presentation of the factual circumstances in their civil lawsuit and because they have not made a sufficient showing that they cannot gain access to essentially the same information from other sources, we conclude that this case presents an exception to the principle that litigants may ordinarily obtain every person's evidence." *State ex rel. Shanahan v. District Court*, 356 N.W.2d 523, 530 (Iowa 1984).

IOWA DIVISION OF CRIMINAL INVESTIGATION

INVESTIGATIVE REPORT

CASE: 2023014262
TYPE: BUILDING COLLAPSE-THREE FATALITIES
LOCATION: 324 MAIN STREET, DAVENPORT, IOWA

VICTIM(S):

NAME: BRANDEN R. COLVIN SR.
ADDRESS: 324 MAIN ST, #511
DAVENPORT, IA 52801

SEX: MALE
RACE: BLACK

DOB: [REDACTED]
SS#: [REDACTED]

HGT:

WGT:

EYES:

PHONE: (RES)
(BUS)
(CELL)

EMPLOYMENT:

OCCUPATION:

DCI:

FBI:

☒ See Next Page for Add'l Victims

SUBJECT(S):

NAME:

ADDRESS:

SEX:

RACE:

DOB:

SS#:

HGT:

WGT:

EYES:

PHONE: (RES)
(BUS)
(CELL)

EMPLOYMENT:

OCCUPATION:

DCI:

FBI:

☐ See Next Page for Add'l Subjects

DATE OF INCIDENT: SUNDAY, MAY 28, 2023
CASE AGENT: SPECIAL AGENT RYAN KEDLEY
REQUESTING AGENCY: DAVENPORT FIRE AND POLICE DEPARTMENTS
ASSISTING AGENTS: DCI SPECIAL AGENTS DEREK RIESSEN, JOSH GUHL, LOUIS BROWN, MATT GEORGE,
MATT BURNS
SPECIAL AGENT IN CHARGE RICHARD RAHN
SPECIAL AGENT JUSTIN WADE (STATE FIRE MARSHAL)
ASSISTING AGENCIES: STATE FIRE MARSHAL'S OFFICE
IOWA STATE PATROL

DISTRIBUTION:

M	HD	PU	O	
				1. FILE (ORIGINAL)
				2. SAC JOE LESTINA (REVIEWED 06/12/2024)
				3. S/A RYAN KEDLEY-1
				4. FIRE MARSHAL JIM MORRIS, DAVENPORT FIRE DEPARTMENT-1
				5. KELLY CUNNINGHAM, SCOTT COUNTY ATTORNEY-1
				5. CAPTAIN JANE IMMING, DAVENPORT POLICE DEPARTMENT-1

Transcribed By/Date: MB/302218 (302237, 302238, 302239) 05/01/2024

CASE: 2023014262

ADDITIONAL VICTIMS:

NAME: RYAN C. HITCHCOCK
ADDRESS: 324 MAIN ST, #208
DAVENPORT, IA 52801
SEX: MALE
RACE: WHITE
DOB: [REDACTED]
SSN:
HGT:
WGT:
EYES:
PHONE: (RES)
(BUS)
(CELL)
EMPLOYMENT:
OCCUPATION:
DCI:
FBI:

NAME: DANIEL ANTHONY PRIEN
ADDRESS: 324 MAIN ST, #309
DAVENPORT, IA 52801
SEX: MALE
RACE: WHITE
DOB: 1 [REDACTED]
SSN:
HGT:
WGT:
EYES:
PHONE: (RES)
(BUS)
(CELL)
EMPLOYMENT:
OCCUPATION:
DCI:
FBI:

NAME: QUANISHIA WHITE-COTTON BERRY
ADDRESS: 324 MAIN ST, #411
DAVENPORT, IA 52801
SEX: FEMALE
RACE: BLACK
DOB: [REDACTED]
SSN:
HGT:
WGT:
EYES:
PHONE: (RES)
(BUS)
(CELL)
EMPLOYMENT:
OCCUPATION:
DCI:
FBI:

IOWA DIVISION OF CRIMINAL INVESTIGATION

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IOWA DIVISION OF CRIMINAL INVESTIGATION

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SECTION 1: SYNOPSIS

On Sunday, May 28, 2023, at approximately 4:55 PM, the Scott County (Iowa) Emergency Communications Center received multiple phone calls in reference to a partial building collapse at 324 Main Street, Davenport, Iowa. The Davenport Fire Department led scene response and completed an initial search of the building. Several occupants were rescued by first responders throughout the remaining evening of May 28, including one female occupant who suffered a partial leg amputation, deemed necessary as part of the rescue.

The building, known locally and referred to hereafter as “The Davenport,” was a historic, six-story building located in downtown Davenport. It was individually listed on the National Register of Historic Places in 1983. Most recently, it was being utilized as an apartment building, containing eighty-four living units.

This building is owned by Davenport Hotel, LLC, which is an LLC of ANDREW WOLD (DOB: [REDACTED]). The property manager of this address and other properties owned by WOLD is SARAH TYLER. The property was purchased in June 2021 from Waukee Investments I, LLC for 4.1 million dollars. During the period in which WOLD served as the owner of The Davenport, multiple City of Davenport permits were acquired for construction and repairs to the building.

In the days following the partial collapse of The Davenport, WOLD was issued a citation for a City of Davenport municipal violation – Maintaining Unsafe Structure.

On the morning of Thursday, June 1, 2023, at the request of City of Davenport officials, Special Agents of the Iowa Division of Criminal Investigation (DCI) responded to Davenport and began leading the criminal investigation while assessing whether Iowa criminal law was violated with regard to the circumstances leading to the building collapse. Special Agent in Charge Richard Rahn (DCI – now retired) was initially referred the investigation and subsequently assigned me, Special Agent Ryan Kedley (DCI), as the investigation’s case agent.

In addition to myself, acting as the lead investigator, assisting in the criminal investigation was a DCI Major Crime Unit (MCU) Special Agent in Charge, three assisting DCI–MCU special agents, five assisting special agents from the DCI’s Special Enforcement Operations Bureau, seven Davenport Fire Department investigators, four detectives of the Davenport Police Department, and one special agent from the State Fire Marshal’s Office, as well as a sergeant within the Iowa State Patrol, who assisted in providing overnight drone coverage.

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SECTION 1: SYNOPSIS

During the course of the investigation, it was confirmed three individuals died as a result of the building collapse: BRANDEN COLVIN (black male – 42 years of age); RYAN HITCHCOCK (white male – 51 years of age); and DANIEL PRIEN (white male – 60 years of age).

Autopsies of each of the three fatalities were completed at the Iowa Office of the State Medical Examiner, with all three having consistent causes of death: [REDACTED]. Manner of Death: [REDACTED].

The one living victim, who had suffered a partial leg amputation during her rescue from the partially collapsed building, was identified as QUANISHIA “PEACH” WHITE-COTTON BERRY (black female – 24 years of age).

Concurrent with ongoing rescue and recovery operations, the City of Davenport engaged White Birch Group, LLC (WBG) and SOCOTEC Engineering, Inc. (SEI) to investigate and provide opinions regarding the cause and origin of the collapse. A 113-page report (dated August 15, 2023) presents a summary of the engineering investigation to date based on available on-site observations and documentation, evaluation of electronic documents produced, and communications with city officials.

Based on the investigation performed to date, WBG and SEI reached the following conclusions:

Root causes of collapse: (1) *Inadequate capacity of wall system;*
(2) *Inadequate shoring.*

Proximate causes of collapse: (1) *Improper understanding of original building construction;* (2) *Inadequate construction documents;*
(3) *Neglect of composite wall;* (4) *Inadequate oversight of repairs;*
(5) *Inherent weakness of west wall;* (6) *Inadequate repair techniques;*
(7) *Inadequate frequency and type of maintenance.*

Throughout the course of the investigation to date, regular communications have been had with Scott County Attorney Kelly Cunningham in continually assessing how the findings of the investigation apply to Iowa criminal law.

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SECTION 2: WITNESS INDEX AS OF APRIL 26, 2024

NAME	EXHIBIT
ASKEW, BRANDON (DPD)	4-8
BAST, WILLIAM (WBG)	4-6
BEHNCKE, TONY	4-4
BLUNK, KYLE	6-10, 6-10A, 6-10B
BROWN, LOUIS (DCI)	8-5, 8-5A
BURNS, MATT (DCI)	6-2, 6-2A, 6-2B, 6-2C, 6-5
COLVIN, BRANDEN (DECEASED)	7-1, 7-4, 7-6
CONDON, JJ	4-9, 4-9A, 4-9B, 4-9C, 4-9D
DORTON, MICHAEL	5-31, 6-15
FRICK, JOSH	5-31
GEORGE, MATT (DCI)	5-34, 8-4
GUHL, JOSH (DCI)	6-1, 6-1A, 6-1B, 6-10, 6-10A, 6-12, 6-12A, 8-3
HARVEY, JARRETT (DCI)	4-9, 4-9A, 4-9C, 4-10, 4-10A, 4-11, 4-11A, 8-2
HITCHCOCK, RYAN (DECEASED)	7-1, 7-3, 7-6
JOHNSON, SEAN (DCI)	6-3, 6-4, 6-7, 6-18, 6-21
KEDLEY, RYAN (DCI)	5-34, 6-16, 6-16A, 6-17, 6-17A
LESTINA, JOSEPH (DCI)	4-7
LOPEZ, REYBIN	6-12, 6-12A
MACHOVEC, TODD	4-10, 4-10A
MAIDLOW, RUSSELL	4-11, 4-11A
MESSERICH, MICHAEL (ISP)	4-5

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SECTION 2: WITNESS INDEX

NAME	EXHIBIT
MORRIS, JIM (DFD)	4-2, 8-7
NACHEMAN, SCOTT (WBG)	4-6
OSWALD, RICH	6-17, 6-17A
PRICE, RUPERT (WBG)	4-6
PRIEN, DANIEL (DECEASED)	7-1, 7-2, 7-6
RIESSEN, DEREK (DCI)	6-6, 6-6A, 6-8, 6-9, 6-17, 6-17A, 6-19, 8-1
ROSAS, TONY	6-15
SANDHAAS, LARRY	6-13
SIEGERT, JOE	6-11, 6-11A, 6-16, 6-16A
SMITH, JUSTIN	5-31
SMYSER, JOSH	6-14
TOWNSEND, CHRIS	5-8, 5-38, 6-6, 6-6A
TYLER, SARAH	6-7, 6-8, 6-9, 6-9A, 6-9B
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WADE, JUSTIN (SFM)	6-1, 6-1A, 6-1B, 6-13
WHITE-COTTON BERRY, QUANISHIA "PEACH"	7-5, 7-6
WILSON, NATE (DFD)	4-1
WOLD, ANDREW	6-1, 6-1A, 6-2, 6-2A, 6-2B, 6-2C, 6-3, 6-4, 6-5, 6-5A, 6-21, 6-22

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SECTION 3: EVIDENCE INDEX AS OF APRIL 26, 2024

LAB/DCI NUMBER	LOCAL AGENCY NUMBER	QTY/WGT	DESCRIPTION	CHAIN OF EVIDENCE
			<p>Scene evidence reviewed as part of this investigation was documented photographically and ultimately disposed of per the suggestion of representatives of White Birch Group, LLC and SOCOTEC Engineering, Inc. Further detail related to scene evidence can be found in Exhibit 4-6.</p> <p>Additional evidentiary items, such as cellular phone devices collected via search warrant, were subject to full forensic downloads (all of which can be found within this case report). The physical cellular phones were subsequently released back to their owners.</p> <p>Photographic evidence has been organized as respective exhibits throughout the case report.</p>	

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SECTION 4: SCENE INFORMATION – 324 MAIN STREET, DAVENPORT, IOWA

Special Agents of the Iowa Department of Public Safety–Division of Criminal Investigation (DCI) Major Crime Unit, the DCI's Special Enforcement Operations Bureau, and the State Fire Marshal's Office were requested to assist local authorities with the investigation into the various events, actions, and circumstances leading up to the incident in question.

Prior to DCI's involvement in the investigation, the scene in question had been secured and managed by the Davenport Fire Department (DFD) and Davenport Police Department (DPD), with assistance from the Scott County Sheriff's Office and the Iowa State Patrol.

Simultaneous with ongoing rescue and recovery operations, the City of Davenport engaged White Birch Group, LLC (WBG) and SOCOTEC Engineering, Inc. (SEI) to investigate and provide expert opinions regarding the cause and origin of the collapse. A 113-page report (dated August 15, 2023; for full report, see Exhibit 4-6) presents a summary of the engineering investigation to date based on available on-site observations and documentation, evaluation of electronic documents produced, and communications with city officials.

Based on the investigation performed to date, WBG and SEI reached the following conclusions:

Root causes of collapse: (1) *Inadequate capacity of wall system;*
(2) *Inadequate shoring.*

Proximate causes of collapse: (1) *Improper understanding of original building construction;* (2) *Inadequate construction documents;*
(3) *Neglect of composite wall;* (4) *Inadequate oversight of repairs;*
(5) *Inherent weakness of west wall;* (6) *Inadequate repair techniques;*
(7) *Inadequate frequency and type of maintenance.*

The following is a list of exhibits contained in this section of the report:

- | | |
|--------------|---|
| Exhibit 4-1 | Email sent by Captain Nate Smith (DFD) (dated 06/05/2023) detailing images provide by the Davenport Partnership |
| Exhibit 4-1A | Collection of images provided by the Davenport Partnership |
| Exhibit 4-2 | Email sent by Fire Marshal Jim Morris (DFD) (dated 06/06/2023) detailing images taken by Davenport city inspector on 05/27/2023 |

Exhibit 4-2A	Collection of images taken by Davenport city inspector
Exhibit 4-3	Davenport Dispatch Center – Call for Service Detail Report – 05/27/2023
Exhibit 4-4	Audio recording of 911 call placed by TONY BEHNCKE on 05/27/2023
Exhibit 4-5*	Complete drone technology photography of scene – Sergeant Michael Messerich (ISP) *(retained by case agent due to size; available upon request)
Exhibit 4-6	324 N. Main Street, Davenport, IA – Partial Collapse Preliminary Investigative Report prepared by White Birch Group, LLC (dated August 15, 2023) SCOTT G. NACHEMAN, MSc.Eng., AIA, President; RUPERT T. PRICE, SE, PE, MStructE, Principal Engineer; WILLIAM D. BAST, PE, SE, SECB, Principal, Regional Director – Midwest
Exhibit 4-7	Iowa Department of Public Safety media release (dated 06/21/2023) – Special Agent in Charge Joseph Lestina (DCI)
Exhibit 4-8	State of Iowa (Scott County) signed search warrant – commercial apartment structure located at 324 Main Street (applied for and signed on 06/02/2023 – Affiant: DPD Detective Brandon Askew)
Exhibit 4-9	Interview summary – JJ CONDON – conducted by Special Agent Jarrett Harvey (DCI) on 06/05/2023
Exhibit 4-9A	Audio recordings reference communication between JJ CONDON and Special Agent Jarrett Harvey (DCI)
Exhibit 4-9B	Screenshot of Facebook post made by JJ CONDON related to building collapse
Exhibit 4-9C	Facebook Messenger communication between Special Agent Jarrett Harvey and JJ CONDON reference providing surveillance footage of building collapse
Exhibit 4-9D*	Nest surveillance footage of building collapse *(retained by case agent due to size: available upon request)

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SECTION 4: SCENE INFORMATION – 324 MAIN STREET, DAVENPORT, IOWA

- | | |
|---------------|--|
| Exhibit 4-10 | Interview summary – TADD MACHOVEC – conducted on 06/06/2023 by Special Agent Jarrett Harvey (DCI) |
| Exhibit 4-10A | Audio recording of interview – TADD MACHOVEC – conducted on 06/06/2023 by Special Agent Jarrett Harvey (DCI) |
| Exhibit 4-11 | Interview summary – RUSSELL MAIDLOW – conducted on 06/05/2023 by Special Agent Jarrett Harvey (DCI) |
| Exhibit 4-11A | Audio recording of interview – RUSSELL MAIDLOW – conducted on 06/05/2023 by Special Agent Jarrett Harvey (DCI) |
| Exhibit 4-12 | Collection of scene photographs and videos spanning 05/28/2023 to 05/31/2023 – provided by Shive-Hattery Consulting |
| Exhibit 4-13* | Additional video and drone footage – post-building collapse
*(retained by case agent due to size; available upon request) |

IOWA DIVISION OF CRIMINAL INVESTIGATION

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SECTION 5: 324 MAIN STREET – HISTORY OF BUILDING PERMITS AND CITY DIRECTIVES

The building located at 324 Main Street in Davenport was constructed in 1907 as “The Davenport Hotel.” The building consisted of six above-ground stories and a basement; at the northwest quadrant of the sixth floor, a double-story height convention hall extended above the general roofline.

As documented in the multiple exhibits found throughout this case report, in recent years, the building was subject to an increasing number of structural and safety concerns.

The following is a list of exhibits contained in this section of the report:

- | | |
|-------------|--|
| Exhibit 5-1 | Collection of spreadsheets detailing history of City of Davenport Public Works interventions with The Davenport Hotel dating back to 12/05/2019 |
| Exhibit 5-2 | City of Davenport Public Works – letter of Official Notice and Order reference re-inspection (dated 06/17/2016) |
| Exhibit 5-3 | City of Davenport Public Works – letter of Certification of Compliance (dated 06/23/2016) |
| Exhibit 5-4 | City of Davenport Public Works – letter of Complaint Notice and Order reference re-inspection (dated 10/10/2017) |
| Exhibit 5-5 | City of Davenport Public Works – collection of images reference rental property complaint inspection (dated 10/10/2017) |
| Exhibit 5-6 | City of Davenport Public Works – Letter of Failure to Provide Access for Inspection (dated 11/13/2017) |
| Exhibit 5-7 | City of Davenport Public Works – Letter of Final Office Notice reference re-inspection and associated certified mail and images (dated 12/07/2017) |
| Exhibit 5-8 | Letter of Professional Opinion authored by CHRIS TOWNSEND and associated images (Townsend Engineering) (dated May 8, 2018) |
| Exhibit 5-9 | City of Davenport Public Works – Letter of Official Notice and Order reference re-inspection (dated 09/07/2018) |

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SECTION 5: 324 MAIN STREET – HISTORY OF BUILDING PERMITS AND CITY DIRECTIVES

Exhibit 5-10	City of Davenport Public Works – Final Official Notice (dated 10/11/2018)
Exhibit 5-11	City of Davenport Public Works – Letter of Official Notice to Vacate and associated certified mail and images (dated 12/18/2018)
Exhibit 5-12	City of Davenport Public Works – Letters of Official Notice and Order reference re-inspection and associated images (dated 01/30/2020 and 06/30/2020)
Exhibit 5-13	City of Davenport Public Works – Letter of Official Notice and Order reference re-inspection (dated 09/10/2019)
Exhibit 5-14	Spreadsheet detailing building permit and associated images (dated 11/06/2020)
Exhibit 5-15	City of Davenport Public Works – Letter of Complaint Notice and Order reference re-inspection (dated 12/17/2020)
Exhibit 5-16	Collection of spreadsheets detailing electrical, plumbing, mechanical, and building permits throughout year 2021
Exhibit 5-17	Collection of spreadsheets detailing meter inspections, electrical, plumbing, and mechanical permits throughout year 2022
Exhibit 5-18	City of Davenport Public Works – Letter of Nuisance Abatement reference several solid waste problems (dated 05/24/2022)
Exhibit 5-19	City of Davenport Public Works – Letter of Official Notice to Vacate (dated 01/30/2023)
Exhibit 5-20	City of Davenport Public Works – Letter of Complaint Notice and Order reference re-inspection (dated 01/30/2023)
Exhibit 5-21	City of Davenport Public Works – Letter of Vacancy – Inspect Before Reoccupy (dated 02/09/2023)
Exhibit 5-22	City of Davenport Public Works – Letter of Official Notice to Vacate (dated 02/10/2023)

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SECTION 5: 324 MAIN STREET – HISTORY OF BUILDING PERMITS AND CITY DIRECTIVES

Exhibit 5-23	City of Davenport Development & Neighborhood Services – Letter of Official Notice and Order (dated 02/02/2023)
Exhibit 5-24	Collection of building permits throughout year 2023
Exhibit 5-25	Davenport Fire Department – Letter to ANDREW WOLD reference complaint inspection findings authored by Jim Morris (DFD) (dated 03/13/2023)
Exhibit 5-26	First of two City of Davenport Development & Neighborhood Services – Letter of official Complaint Notice and Order (dated 04/04/2023)
Exhibit 5-27	Second of two City of Davenport Development & Neighborhood Services – Letter of official Complaint Notice and Order (dated 04/04/2023)
Exhibit 5-28	City of Davenport Development & Neighborhood Services – Letter of Final Official Notice – Second Re-inspection (dated 04/26/2023)
Exhibit 5-29	City of Davenport Development & Neighborhood Services – Letter of Official Notice to Vacate (dated 04/26/2023)
Exhibit 5-30	City of Davenport Development & Neighborhood Services – Letter of Nuisance Abatement reference several solid waste problems (dated 04/02/2024)
Exhibit 5-31	Interview summary – JUSTIN SMITH and JOSH FRICK of Bi-State Masonry – conducted on 06/02/2023 by Michael Dorton (DFD)
Exhibit 5-32	Collection of Building Permits spanning 1981 to 1998
Exhibit 5-33	Screenshots of building permit information dated 05/24/2023 and 05/25/2025
Exhibit 5-34	Email sent to Special Agent Ryan Kedley (DCI) from Special Agent Matt George (DCI) reference meeting with DAVID VALLIERE of Select Structural (dated 06/06/2023)

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SECTION 5: 324 MAIN STREET – HISTORY OF BUILDING PERMITS AND CITY DIRECTIVES

- | | |
|---------------|---|
| Exhibit 5-35 | Letter received by Iowa DCI from Coleman & Erickson, LLC (dated 06/07/2023) |
| Exhibit 5-36 | Per Mar security inspection report (dated 08/30/2017) |
| Exhibit 5-37 | Select Structural professional opinion reference brick wall repairs – dated 05/24/2023 and signed by DAVID VALLIERE, PE |
| Exhibit 5-37A | Collection of additional professional opinions provided by DAVID VALLIERE, PE, and Select Structural |
| Exhibit 5-38 | Townsend Engineering professional opinion dated 05/08/2018 and signed by CHRIS TOWNSEND, PE |
| Exhibit 5-39 | Duke Rentals – Rental Agreement (dated 05/26/2023) |
| Exhibit 5-40 | Scanned copies of original building blueprints |

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SECTION 6: BUILDING OWNERSHIP AND MANAGEMENT – ANDREW WOLD

Despite attempts made by investigators to sit for a formal interview for the purpose of assisting with the investigation, ANDREW WOLD indicated (through legal representation) that he would not be doing so.

However, on Wednesday, May 31, 2023, WOLD was quoted in local media outlets as having released the following public statement:

“Our thoughts and prayers are with our tenants and families during this difficult time. We would like to thank the brave men and women of Davenport fire, Davenport police department, and all other first responders for their tireless efforts to ensure everyone’s safety. We have been working closely with the American Red Cross and other agencies to assist the displaced tenants affected by this event. We are forever grateful to them for all of their assistance with our tenants.”

Andrew Wold and the entire property management team.

McAdoo, Madison, “Owner, Property Management Team Release Statement After Partial Building Collapse,” KWQC, May 31, 2023, <https://www.kwqc.com/2023/05/31/owner-property-management-team-release-statement-after-partial-building-collapse/>.

In addition to multiple interviews conducted of professional associates of WOLD, whom had direct knowledge of the circumstances leading up to and immediately following the building collapse, several search warrants were applied for, granted, and executed as documented in the exhibits contained within this section of the case report.

The following is a list of exhibits contained in this section of the report:

- | | |
|--------------|--|
| Exhibit 6-1 | Interview summary – attempted communications with ANDREW WOLD by Special Agent Justin Wade (SFM) |
| Exhibit 6-1A | Audio recording of attempted communications with ANDREW WOLD by Special Agent Justin Wade (SFM) |
| Exhibit 6-1B | Audio recording of communication with Attorney ALEX JOHNSON by Special Agent Justin Wade (SFM) |
| Exhibit 6-2 | Narrative – Seizure and forensic examination of phone belonging to ANDREW WOLD by Special Agent Matt Burns (DCI) |

Exhibit 6-2A	Audio recording of seizure of ANDREW WOLD'S iPhone XR
Exhibit 6-2B	Receipt issued to ANDREW WOLD reference seizure of iPhone XR device
Exhibit 6-2C*	Body camera video/audio recording footage of ANDREW WOLD'S iPhone XR seizure *(retained by case agent due to size; available upon request)
Exhibit 6-3	State of Iowa (Scott County) search warrant – person of ANDREW WOLD (applied for and signed on 06/08/2023; Affiant: DPD Detective Sean Johnson)
Exhibit 6-4	State of Iowa (Scott County) search warrant – iPhone XR device associated with ANDREW WOLD (applied for and signed on 06/09/2023; Affiant: DPD Detective Sean Johnson)
Exhibit 6-5*	Full forensic extraction and download of iPhone XR associated with ANDREW WOLD *(retained by agent due to size; available upon request)
Exhibit 6-5A	Selected timeline information taken from forensic extraction and download of iPhone XR associated with ANDREW WOLD
Exhibit 6-6	Interview summary – CHRIS TOWNSEND – conducted on 06/05/2023 by Special Agent Derek Riessen (DCI)
Exhibit 6-6A	Audio recording of interview – CHRIS TOWNSEND – conducted on 06/05/2023 by Special Agent Derek Riessen (DCI)
Exhibit 6-7	State of Iowa (Scott County) search warrant – iPhone 13 Pro Max device associated with SARAH TYLER (applied for and signed on 06/09/2023; Affiant: DPD Detective Sean Johnson)
Exhibit 6-8	Narrative – Information relative to a Cellebrite download of iPhone 13 Pro Max associated with SARAH TYLER by Special Agent Derek Riessen (DCI)
Exhibit 6-9*	Full forensic extraction and download of iPhone 13 Pro Max associated with SARAH TYLER *(retained by case agent due to size; available upon request)

Exhibit 6-9A	Selected timeline information taken from forensic extraction and download of iPhone 13 Pro Max associated with SARAH TYLER
Exhibit 6-9B	DCI receipt – iPhone 13 Pro Max associated with SARAH TYLER
Exhibit 6-10	Interview summary – KYLE BLUNK – conducted on 06/05/2023 by Special Agent Josh Guhl (DCI)
Exhibit 6-10A	Audio recordings associated with KYLE BLUNK interview conducted on 06/05/2023 by Special Agent Josh Guhl (DCI)
Exhibit 6-10B	Collection of images associated with communications between KYLE BLUNK and Special Agent Josh Guhl (DCI)
Exhibit 6-11	Collection of social media posts associated with interview of JOE SIEGERT (dated 06/02/2023)
Exhibit 6-11A	Audio recording associated with interview of JOE SIEGERT
Exhibit 6-12	Interview summary – REYBIN LOPEZ – conducted on 06/06/2023 by Special Agent Josh Guhl (DCI)
Exhibit 6-12A	Audio recording of interview – REYBIN LOPEZ – conducted on 06/06/2023 by Special Agent Josh Guhl (DCI)
Exhibit 6-13	Interview summary – LARRY SANDHAAS – conducted on 06/02/2023 by Special Agent Justin Wade (SFM)
Exhibit 6-14	Interview summary – JOSH SMYSER – conducted on 06/06/2023 by Special Agent Justin Wade (SFM)
Exhibit 6-15	Interview summary – TONY ROSAS – conducted on 06/02/2023 by Michael Dorton (DFD)
Exhibit 6-16	Interview summary – JOE SIEGERT – conducted on 06/02/2023 by Special Agent Ryan Kedley (DCI)
Exhibit 6-16A	Audio recording of interview – JOE SIEGERT – conducted on 06/02/2023 by Special Agent Ryan Kedley (DCI)
Exhibit 6-17	Interview summary – RICH OSWALD – conducted on 06/02/2023 by Special Agent Ryan Kedley (DCI)

- Exhibit 6-17A Audio recording of interview – RICH OSWALD – conducted on 06/02/2023 by Special Agent Ryan Kedley (DCI)
- Exhibit 6-18 State of Iowa (Scott County) search warrant – business office location – 410 Main Street, Davenport, Iowa (applied for and signed on 06/09/2023; Affiant: DPD Detective Sean Johnson)
- Exhibit 6-19 Collection of photographs associated with search warrant execution (taken by Special Agent Derek Riessen) – business office location – 410 Main Street, Davenport, Iowa – dated 06/09/2023
- Exhibit 6-20 DCI receipt – associated with search warrant – business office location – 410 Main Street, Davenport, Iowa
- Exhibit 6-21 State of Iowa (Scott County) search warrant – UScellular records associated with ANDREW WOLD (applied for and signed on 06/05/2023; Affiant: DPD Detective Sean Johnson)
- Exhibit 6-22* Search warrant results – UScellular records associated with ANDREW WOLD
*(retained by case agent due to size; available upon request)

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SECTION 7: VICTIM INFORMATION

During the investigation, it was confirmed three individuals died as a result of the building collapse: BRANDEN COLVIN (black male – 42 years of age); RYAN HITCHCOCK (white male – 51 years of age); and DANIEL PRIEN (white male – 60 years of age).

Autopsies of each of the three fatalities were completed at the Iowa Office of the State Medical Examiner, with all three having consistent causes of death: [REDACTED]
[REDACTED] Manner of Death: [REDACTED]

The one living victim, who had suffered a partial leg amputation during her rescue from the partially collapsed building, was identified as QUANISHIA “PEACH” WHITE-COTTON BERRY (black female – 24 years of age).

The following is a list of exhibits contained in this section of the report:

- | | |
|-------------|---|
| Exhibit 7-1 | Missing Persons flyer – DANIEL PRIEN, RYAN HITCHCOCK, and BRANDEN COLVIN |
| Exhibit 7-2 | Final autopsy report – DANIEL PRIEN |
| Exhibit 7-3 | Final autopsy report – RYAN HITCHCOCK |
| Exhibit 7-4 | Final autopsy report – BRANDEN COLVIN |
| Exhibit 7-5 | KWWL News report – Interview of QUANISHIA “PEACH” WHITE-COTTON BERRY (dated June 8, 2023) |
| Exhibit 7-6 | Tenants accountability spreadsheet – 324 Main Street, Davenport, Iowa |

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SECTION 8: ADDITIONAL LAW ENFORCEMENT DOCUMENTATION

On the morning of Thursday, June 1, 2023, at the request of City of Davenport officials, Special Agents of the Iowa Division of Criminal Investigation (DCI) responded to Davenport and began leading the criminal investigation while assessing whether Iowa criminal law was violated regarding the circumstances leading to the building collapse. Special Agent in Charge Richard Rahn (DCI – now retired) was initially referred the investigation and subsequently assigned me, Special Agent Ryan Kedley (DCI), as the investigation's case agent.

In addition to myself, acting as the lead investigator, assisting in the criminal investigation was a DCI Major Crime Unit (MCU) Special Agent in Charge, three assisting DCI-MCU special agents, five assisting special agents from the DCI's Special Enforcement Operations Bureau, seven Davenport Fire Department investigators, four detectives of the Davenport Police Department, and one special agent from the State Fire Marshal's Office, as well as a sergeant within the Iowa State Patrol, who assisted in providing overnight drone coverage.

The following is a list of exhibits contained in this section of the report:

Exhibit 8-1	Activities Narrative – Special Agent Derek Riessen (DCI)
Exhibit 8-2	Activities Narrative – Special Agent Jarrett Harvey (DCI)
Exhibit 8-3	Activities Narrative – Special Agent Josh Guhl (DCI)
Exhibit 8-4	Activities Narrative – Special Agent Matt George (DCI)
Exhibit 8-5	Activities Narrative – Special Agent Louis Brown (DCI)
Exhibit 8-5A	Collection of images associated with Special Agent Louis Brown's (DCI) activities and observations while on scene
Exhibit 8-6	Davenport Police Case Report (case number 2023-00038785)
Exhibit 8-7	Davenport Fire Department – fire incident report (case number 2023-00007742)