

SET DATE FOR HEARING ON
DESIGNATION OF EXPANDED URBAN
RENEWAL AREA AND URBAN
RENEWAL PLAN AMENDMENT

419893-81

Dyersville, Iowa

March 17, 2025

The City Council of the City of Dyersville, Iowa, met on March 17, 2025, at 6:00 p.m., at the COUNCIL CHAMBERS, in the City, for the purpose of setting a date for a public hearing on the designation of expanded Urban Renewal Area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: SINGSANK, WESTHOFF, ENGLISH, OBERBRECKLING

Absent: GIBBS.

The Mayor announced that an amendment to the boundaries of the Consolidated Dyersville Economic Development District had been prepared, along with an amendment to the urban renewal plan for the areas, and that it was now necessary to set a date for a public hearing on the proposed amended areas and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: .

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 40-25

Resolution Setting Date for Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Dyersville, Iowa (the “City”) by resolution previously established the Consolidated Dyersville Economic Development District (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the Childcare Center Development Project previously approved by the City Council in the November, 2024 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dyersville Hotel Investors, LLC (the “Developer”) in connection with the construction by the Developer of a new hotel; and (b) using tax increment financing to pay the costs of constructing street and traffic signalization improvements to support commercial development; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dyersville, Iowa, as follows:

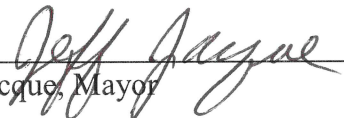
Section 1. This City Council will meet at the Memorial Building, 340 1st Avenue East, Dyersville, Iowa, on April 21, 2025, at 6:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the applicable form attached hereto, which publication shall be made in a legal newspaper of general circulation in Dyersville, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Delaware County, Dubuque County and the Western Dubuque Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved March 17, 2025.



Jeff Jacque, Mayor


Attest:



Tricia L. Maiers, City Clerk

.....

On motion and vote the meeting adjourned.



Jeff Jacque, Mayor

Attest:



Tricia L. Maiers, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
CONSOLIDATED DYERSVILLE ECONOMIC DEVELOPMENT DISTRICT AND ON
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the Memorial Building, 340 1st Avenue East, Dyersville, Iowa, on April 21, 2025, the City Council of the City of Dyersville, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Consolidated Dyersville Economic Development District and designating an expanded Consolidated Dyersville Economic Development District (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including certain real property situated in the City of Dyersville, Dubuque and Delaware Counties, State of Iowa, more particularly described as follows:

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the Childcare Center Development Project previously approved by the City Council in the November, 2024 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dyersville Hotel Investors, LLC (the "Developer") in connection with the construction by the Developer of a new hotel; and (b) using tax increment financing to pay the costs of constructing street and traffic signalization improvements to support commercial development. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Tricia Maiers
City Clerk

EXHIBIT A
Legal Description
Expanded Consolidated Dyersville Economic Development District
April, 2025 Addition

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

STATE OF IOWA
DUBUQUE & DELAWARE COUNTIES SS:
CITY OF DYERSVILLE

I, the undersigned, City Clerk of the City of Dyersville do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Consolidated Dyersville Economic Development District for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this _____ day of _____, 2025.

Tricia L Maiers, City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
DUBUQUE AND DELAWARE COUNTIES SS:
CITY OF DYERSVILLE

I, the undersigned, City Clerk of the City of Dyersville, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Consolidated Dyersville Economic Development District for the City and on an urban renewal plan amendment.

WITNESS my hand this _____ day of _____, 2025.

Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE, IOWA
URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED DYERSVILLE ECONOMIC DEVELOPMENT DISTRICT

April, 2025

The Urban Renewal Plan (the “Plan”) for the Consolidated Dyersville Economic Development District (the “Urban Renewal Area”) for the City of Dyersville, Iowa (the “City”) is being amended for the purposes of (1) adding certain real property to the Urban Renewal Area; (2) updating the description of the Childcare Center Development Project; and identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the April, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. The City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Update Description of the Childcare Center Development Project. The description of the Childcare Center Development Project is hereby updated as follows:

Name of Project: Childcare Center Development Project

Date of Council Approval of the Project: November 4, 2024 and updated on April 21, 2025

Description of Project and Project Site: DEDC has proposed to undertake the construction of a new childcare center (the “Childcare Center Project”) on certain real property in the Urban Renewal Area bearing Delaware County Property Tax Parcel Identification Number 540000200171.

It has been requested that the City provide tax increment financing assistance to DEDC in support of the efforts to complete the Childcare Center Project.

The costs incurred by the City in providing tax increment financing assistance to DEDC will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with DEDC with respect to the Childcare Center Project and to provide economic development payments (the “Payments”) to DEDC thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property

tax revenues with respect to the Childcare Center Project will not exceed \$900,000 (increased from \$500,000 in the November, 2024 Amendment to the Plan), plus the Admin Fees.

3) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Hotel Development Project

Date of Council Approval of the Project: April 21, 2025

Description of Project and Project Site: Dyersville Hotel Investors, LLC has proposed to undertake the construction of a hotel (the “Hotel Project”) on a portion (the “Hotel Property”) of the Property (as defined in Section 1 of this Amendment) bearing Delaware County Property Tax Parcel Identification Number 540000100271.

It has been requested that the City provide tax increment financing assistance to Dyersville Hotel Investors, LLC in support of the efforts to complete, operate and maintain the Hotel Project.

The costs incurred by the City in providing tax increment financing assistance to Dyersville Hotel Investors, LLC will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$12,000.

Description of Use of TIF for the Project: The City intends to enter into a development agreement with Dyersville Hotel Investors, LLC with respect to the Hotel Project and to provide annual appropriation economic development payments (the “Payments”) to Dyersville Hotel Investors, LLC thereunder. The Payments will be funded with the incremental property tax revenues to be derived from the Hotel Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Hotel Project will not exceed \$2,200,000, plus the Admin Fees.

B.

Name of Project: Street Improvement and Traffic Signal Installation Project

Date of Council Approval of Project: April 21, 2025

Description of Project and Project Site: The City will undertake the installation of a traffic signal and the construction of certain street improvements at the intersection of Highway 52 and 12th Avenue SE in the Urban Renewal Area.

It is expected that the completed Street Improvement and Traffic Signal Installation Project will support the development of new convenience store on a portion of the Property (as defined in Section 1 of this Amendment) bearing Dubuque County Property

Tax Parcel Identification Number 0732304003 and cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Improvement and Traffic Signal Installation Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Street Improvement and Traffic Signal Installation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvement and Traffic Signal Installation Project will not exceed \$1,000,000, plus any interest expense incurred by the City on the Obligations.

4) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$27,337,118</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed TIF debt to be incurred under the April, 2025 Amendment*:	<u>\$ 4,100,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Consolidated Dyersville Economic Development District
(April, 2025 Addition)

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 540000100271 more particularly described as Lots 1-5 Bukle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Street SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.