

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

419893-87

Dyersville, Iowa

November 2, 2026

The City Council of the City of Dyersville, Iowa, met on November 2, 2026, at ____:____ p.m., at the _____, Dyersville, Iowa, 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: _____

Absent: _____.

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. 91-26

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) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the Advanced Properties, LLC Development Project previously approved in the October, 2020 Amendment to the Plan; and (3) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing to CCR Hall Properties LLC (“CCR”) in connection with the construction of new manufacturing building by CCR for use in its business operations in the Urban Renewal Area; and

WHEREAS, a portion of the Property meets the definition of “agricultural land” under Section 403.17 of the Code of Iowa and, pursuant to said law, consent agreements (the “Ag Land Consents”) have been prepared for execution by the owners (the “Ag Landowners”) of the Property; and

WHEREAS, portions of the Property are located outside but within two miles of the incorporated limits of the City, and resolutions (the “County Consent Resolutions”) have been prepared for adoption by the Boards of Supervisors of Delaware County, Iowa and Dubuque County, Iowa in satisfaction of the consent requirements of Section 403.17(4) of the Code of Iowa; 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 December 7, 2026, 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 Dubuque County, Delaware 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.

Section 5. In satisfaction of the consent requirements set forth in Section 403.17(10) of the Code of Iowa with respect to the inclusion of "agricultural land" in an urban renewal area, the City Clerk is hereby directed to present the Ag Land Consents for execution to the Ag Landowners.

Section 6. The County Consent Resolutions are hereby approved for presentation to the Delaware County, Iowa and Dubuque County, Iowa auditors for execution and delivery to the City prior to the public hearing on December 7, 2026.

Passed and approved November 2, 2026.

Jeff Jacque, Mayor

Attest:

Tricia L. Maiers, City Clerk

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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 December 7, 2026, the City Council of the City of Dyersville 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 all certain real property situated in the City of Dyersville, Dubuque and Delaware Counties, State of Iowa, more particularly described as follows:

Certain real property situated in the City of Dyersville, State of Iowa, bearing Dubuque County Parcel Identification Numbers:

0728301006, 0728351002, 0728300002, 0728300004, 0728400004, 0728400001, 0728400006
0728400003, 0728400002, 0728400005, 0727300001, 0727300002, 0729476004, 0732376001
0732376002, 0732376020, 0732451002, 0732376015, 0732376016, 0731478009, 0731478010
0731478011, 0731478015, 0731478021, 0731478024, 0731478025, 0731478004, 0731478026;

AND

Certain real property situated in the City of Dyersville, State of Iowa, bearing Delaware County Parcel Identification Numbers:

210010000240, 210010000200, 210010001500, 210010001520, 210010000600, 210020000610
210030002700, 540000100170, 210030000330, 540000100150, 180350000410, 180350000900
540000100180.

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 (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the Advanced Properties, LLC Development Project previously approved in the October, 2020 Amendment to the Plan; and (3) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing to CCR Hall Properties LLC (“CCR”) in connection with the construction of new manufacturing building by CCR for use in its business operations in the Urban Renewal Area. 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
December, 2026 Addition

The West Half of the Northwest Quarter (W 1/2 NW 1/4) and the North 40 acres of the Northeast Fractional Quarter of the Northwest Quarter (N 40 ac. NE Fr'l 1/4 NW 1/4), all in Section One (1), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; EXCEPT that part thereof established for highway right-of-way (see Doc. Nos. 2014-1893, 2014-3072 and 2017-3008).

The North 40 acres of the Northwest Fractional Quarter of the Northeast Quarter (N 40 ac. NW Fr'l 1/4 NE 1/4) of Section One (1), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; EXCEPT that part thereof established for highway right-of-way (see Doc. Nos. 2014-1893, 2014-3072 and 2017-3008).

The South Half of the Northeast Quarter (S 1/2 NE 1/4); the South 15.53 acres of the Northwest Fractional Quarter of the Northeast Quarter (S 15.53 ac. NW Fr'l 1/4 NE 1/4); and the Northeast Fractional Quarter of the Northeast Quarter (NE Fr'l 1/4 NE 1/4), all in Section One (1), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; EXCEPT Parcel A as shown on the Plat of Survey recorded as Doc. No. 2007-4038 (approved by City of Dyersville Resolution No. 48-07); EXCEPT Parcel No. 1 as shown on the acquisition plat recorded in Plat Book 7, Page 205; EXCEPT the parcel in the Northwest corner of the Northeast Fractional Quarter of the Northeast Quarter; and EXCEPT road right-of-way.

The Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the South 15.39 acres of the Northeast Fractional Quarter of the Northwest Quarter (S 15.39 ac. NE Fr'l 1/4 NW 1/4), all in Section One (1), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

The North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section One (1), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

The Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4); the South 14 acres of the Northwest Fractional Quarter of the Northwest Quarter (S 14 ac. NW Fr'l 1/4 NW 1/4); and the South 13.94 acres of the West 36 acres of the Northeast Fractional Quarter of the Northwest Quarter (S 13.94 ac. W 36 ac. NE Fr'l 1/4 NW 1/4), all in Section Two (2), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; EXCEPT Parcel B, part of the Southwest Fractional Quarter of the Northwest Quarter, and EXCEPT Parcel H, part of the Northeast Quarter of the Northwest Quarter (see Plat Doc. Nos. 2005-1771, 2005-2042 and 2010-525).

The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the South 13.50 acres of the Northeast Fractional Quarter of the Northeast Quarter (S 13.50 ac. NE Fr'l 1/4 NE 1/4), all in Section Three (3), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

Parcel C, part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), all in Section Three (3), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as shown on the Plat of Survey recorded as Doc. No. 2005-2121.

The Southwest Quarter (SW 1/4) of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville, Delaware County, Iowa; EXCEPT Parcel 2016-21; EXCEPT 332nd Avenue Subdivision; EXCEPT the South 286 feet of the East 220 feet thereof; and EXCEPT Parcels A and B.

The East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

The West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

Lot 2 of Ridgeway Estates No. 3, in Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 10-12).

Lot 2 of Ridgeway Estates No. 2, a subdivision of Lot 1 in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 41-01).

The Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

The Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

Lot 2 of the Southwest Quarter of the Southeast Quarter (Lot 2 SW 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

Lot 2 of the Northwest Quarter of the Southeast Quarter (Lot 2 NW 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

The Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

Lot 1 of the Northwest Quarter of the Southeast Quarter (Lot 1 NW 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

Lot 1 of the Southwest Quarter of the Southeast Quarter (Lot 1 SW 1/4 SE 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Twenty-seven (27), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twenty-seven (27), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, Dubuque County, Iowa.

Lot 1 of Jasper's 2nd Subdivision, in Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 5 of the Southwest Quarter (Lot 5 SW 1/4) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 4 of the Southwest Quarter (Lot 4 SW 1/4) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 2 of CE Burkle Addition No. 3, in the City of Dyersville, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 82-22).

Lot 1 of CE Burkle Addition No. 3, in the City of Dyersville, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 82-22).

Lot 4 of CE Burkle Addition No. 2, in the City of Dyersville, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 33-18).

Lot 5 of CE Burkle Addition No. 2, in the City of Dyersville, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 33-18).

The West 59 feet of Lot 2 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 2 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range

Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa; EXCEPT the West 59 feet thereof.

Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 2 of Lot 1 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 2 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 1 of Pins Subdivision, in the City of Dyersville, Dubuque County, Iowa (plat approved by City of Dyersville Resolution No. 70-10).

Lot 2 of Pins Subdivision; and Lot 1 of Lot 2 of Lot 1 of Lot 2, Lot 2 of Lot 1 of Lot 1 of Lot 2, and Lot 1 of Lot 2 of Lot 2 of Lot 1 of Lot 2, all in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 2 of Lot 2 of Lot 2 of Lot 1 of Lot 2 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 3 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Allan Ertl Farm, in Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa.

Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 1 of Lot 1 of Lot 2 of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, 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 _____, 2026.

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 & 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 _____, 2026.

Tricia L. Maiers, City Clerk