

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

419893-New

Dyersville, Iowa

March 16, 2026

The City Council of the City of Dyersville, Iowa, met on March 16, 2026, at \_\_\_\_:\_\_\_\_ p.m., at the \_\_\_\_\_, 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: \_\_\_\_\_

Absent: \_\_\_\_\_.

The Mayor announced that an amendment to the boundaries of the Consolidated Dyersville Economic Development District (the "Urban Renewal Area") had been prepared, along with an amendment to the urban renewal plan for , 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. 27-26

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 authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of constructing municipal sanitary sewer system improvements; (ii) providing tax increment financing support to Liberty Investment Company (“Liberty”) in connection with the construction by Liberty of new warehousing and manufacturing facilities for use in its business operations; (iii) providing tax increment financing support and an economic development grant to Feature Properties LLC (“Feature”) in connection with the expansion of its existing facilities including the construction of a precast building for manufacturing and warehouse space; (iv) providing tax increment financing support to Willow Pear, LLC (“Willow Pear”) in connection with the construction by Willow Pear of an expansion to its existing dentist office building; and (v) providing tax increment financing support to Spiegel Family Realty Company Iowa, LLC (“Spiegel”) in connection with the construction by Spiegel of a new manufacturing and warehousing building; 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 1<sup>st</sup> Avenue East, Dyersville, Iowa, on April 20, 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 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 16, 2026.

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Jeff Jacque, Mayor

Attest:

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Tricia L. Maiers, City Clerk

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On motion and vote the meeting adjourned.

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Jeff Jacque, Mayor

Attest:

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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 1<sup>st</sup> Avenue East, Dyersville, Iowa, on April 20, 2026, 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 and more particularly described as follows:

Lot 2 of 20 West Industrial Center, 6<sup>th</sup> Addition, City of Dyersville, Delaware County, State of Iowa; and

Lot 1 of 20 West Industrial Center Eighth Addition, City of Dyersville, Delaware 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 authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of constructing municipal sanitary sewer system improvements; (ii) providing tax increment financing support to Liberty Investment Company (“Liberty”) in connection with the construction by Liberty of new warehousing and manufacturing facilities for use in its business operations; (iii) providing tax increment financing support and economic development grant to Feature Properties LLC (“Feature”) in connection with the expansion of its existing facilities including the construction of a precast building for manufacturing and warehouse space; (iv) providing tax increment financing support to Willow Pear, LLC (“Willow Pear”) in connection with the construction by Willow Pear of an expansion to its existing dentist office building; and (v) providing tax increment financing support to Spiegel Family Realty Company Iowa, LLC (“Spiegel”) in connection with the construction by Spiegel of a new manufacturing and warehousing building. 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, 2026 Addition**

Certain real property situated in the City of Dyersville, Delaware County, State of Iowa, more particularly described as follows:

Lot 2 of 20 West Industrial Center, 6<sup>th</sup> Addition, City of Dyersville, Delaware County, State of Iowa; and

Lot 1 of 20 West Industrial Center Eighth Addition, City of Dyersville, Delaware 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 \_\_\_\_\_, 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 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 \_\_\_\_\_, 2026.

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Tricia L. Maiers, City Clerk